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ESTATE AGENTS & VALUERS

# 7 The Close, Penrhyn Bay
# Llandudno LL30 3HZ







## £340,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

# 7 The Close, Penrhyn Bay, Llandudno LL30 3HZ

Ready to walk into a very well maintained DETACHED 4 BEDROOM MODERN STYLE HOUSE with EN SUITE SHOWER ROOM. The property occupies a quiet position in the corner of a cul de sac from where there are lovely views from the rear gardens and upstairs to the distant hills and mountains. In the much sought after village of Penrhyn Bay which is between Rhos-on-Sea and Llandudno, there is a good range of shops, bus services and schools nearby. The accommodation comprises HALL,CLOAKROOM, LOUNGE leading into the CONSERVATORY, FITTED KITCHEN DINER, FAMILY BATHROOM. There is a SINGLE GARAGE, the property is double glazed and gas centrally heated. Tenure Freehold, Council Tax Band F, Energy Rating 71C Potential 76C. Ref CB8076

## Entrance Hall
Double glazed front door to Hall, laminate flooring, radiator and cabinet, coved ceilings

## Cloakroom
Pedestal wash hand basin, w.c, tiled floor, double glazed

## Lounge
19'11 x 11'11 (6.07m x 3.63m)
Period style fireplace surround with electric fire, coved ceilings, laminate flooring, 2 wall lights, 2 central heating radiators, double glazed french doors to

## Conservatory
13'2 x 8'6 (4.01m x 2.59m)
Brick lower walls, windows double glazed, central heating radiator, hill and mountain views

## Kitchen Dining Room
15'5 x 10' (4.70m x 3.05m)
Stainless steel sink unit, double glazed, tiled floor, plumbing for washing machine, white gloss style base cupboards and drawers with black work top surfaces, built in dishwasher, pan drawers, Zanussi double oven, 5 ring gas hob unit, stainless steel cooker hood

## First Floor
Stairway from the Hall to First Floor

## Landing
Built in linen cupboard, access to loft space

## Bedroom 1
12'2 x 11'9 (3.71m x 3.58m)
Double glazed window to rear elevations overlooking the lovely views, central heating radiator

## En Suite
11'8 x 4'5 (3.56m x 1.35m)
Shower cubicle and unit, shaver point, vanity wash hand basin, w.c, heated towel radiator, double glazed, tiled walls

## Bedroom 2
17'3 x 8'4 (5.26m x 2.54m)
Double glazed window and porthole window, central heating radiator, coved ceilings

## Bedroom 3
10'10 x 10'1 (3.30m x 3.07m)
Double glazed, central heating radiator, coved ceilings

## Bedroom 4
7'9 x 7'7 (2.36m x 2.31m)
Double glazed, central heating radiator, coved ceilings

## Bathroom
8'2 x 6'9 (2.49m x 2.06m)
White suite of panel bath, shower taps and screen, w.c, pedestal wash hand basin, double glazed, part tiled walls, heated towel radiator, shaver point, coved ceilings

## The Garage
17'11 x 8'8 (5.46m x 2.64m)
Driveway to the single garage with roller shutter door

## The Gardens
Lovel walled rear garden laid with artificial grass, paved patio, barbeque area, garden shed. The garden enjoys the sun for most of the day

## Broadband & Mobile Coverage
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor, variable in-home
O2 Good outdoor, variable in-home
Three Good outdoor, variable in-home
Vodafone Good outdoor, variable in-home
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

BROADBAND

The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 6 Mbps 0.7 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps

## AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

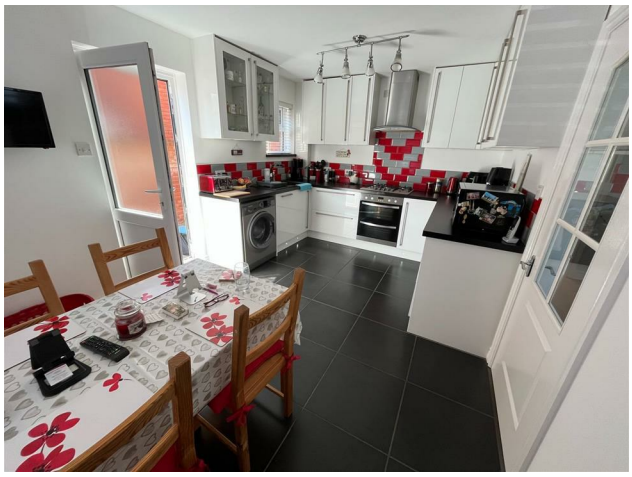
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

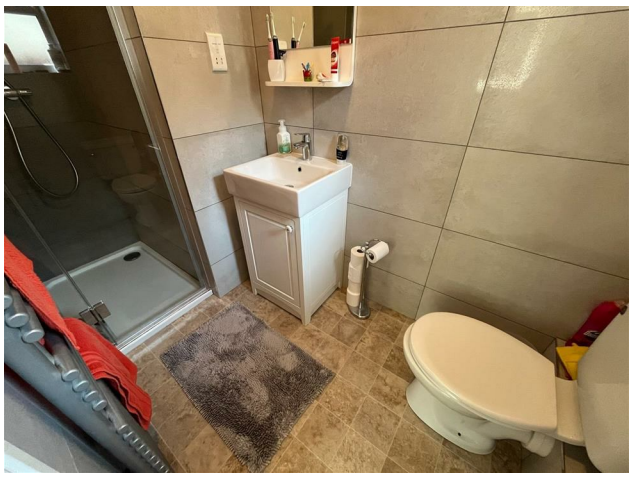










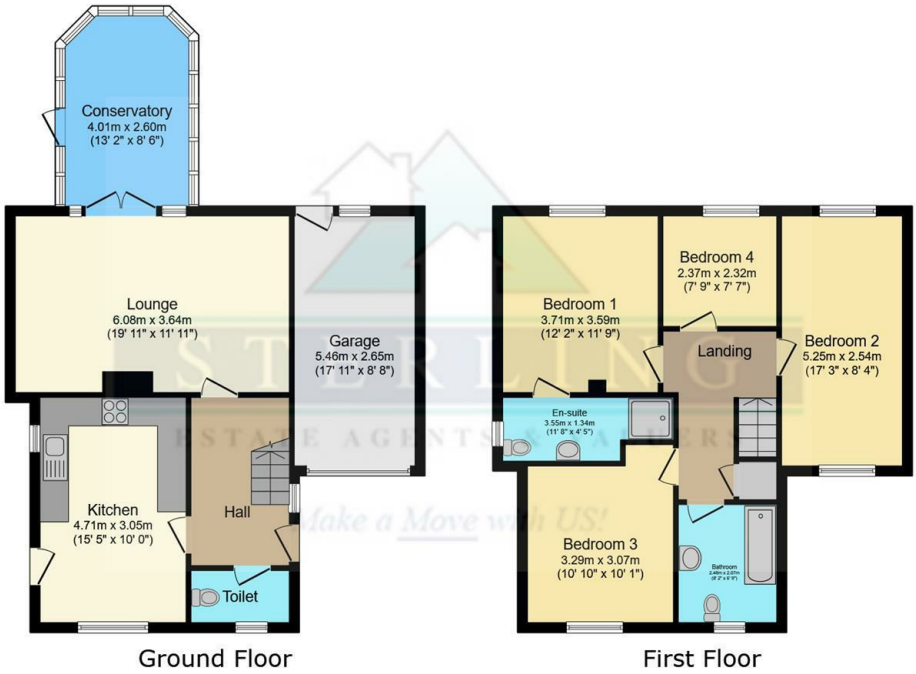






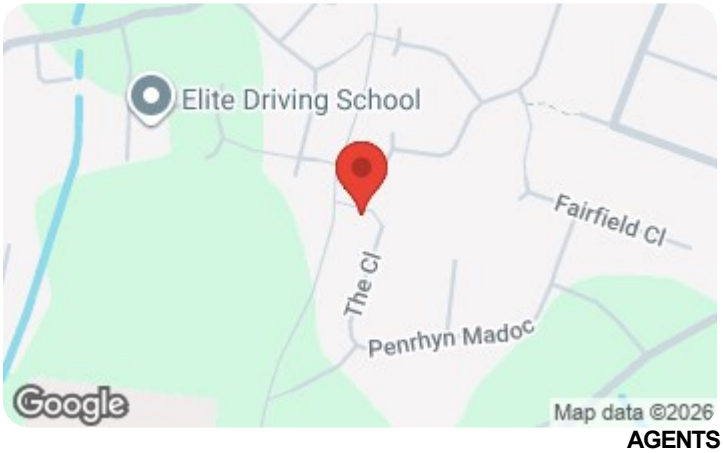


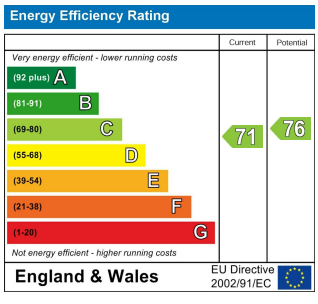


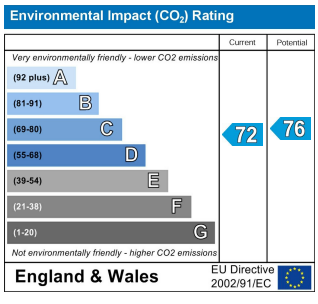



Total floor area: 132.4 sq.m. (1,425 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io

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