

Bryn Seion Vicarage Cherry Tree Lane, Upper Colwyn bay, North Wales LL28 5YH
Asking Price £350,000

A former Vicarage beautifully restored and updated by the present owner resulting in a home of style and appeal, highly recommended for viewing. Of particular note is the private rear COURTYARD and GARDEN STUDIO SUITE with a BEDROOM, SHOWER ROOM and HOBBIES ROOM. Double fronted in style with brick and pebble dashed elevations beneath a slate roof the accommodation to the main house has been tastefully decorated and improved featuring a 'beach theme' yet still retaining many of the original features. From the HALLWAY is the DOUBLE ASPECT LOUNGE, LARGE FITTED KITCHEN DINING ROOM, FIRST FLOOR 2 DOUBLE BEDROOMS, 1 EN SUITE SHOWER and a MODERN FAMILY BATHROOM. The house is gas centrally heated and windows double glazed. EPC 56D Potential 85B Ref CB7670



Entrance

Pine front door with circular window to HALL, wood grain style flooring, double glazed french door to rear courtyard, pine staircase with under stairs cupboard, 2 vertical central heating radiators

Double Aspect Lounge

18'8" x 12'1" (5.7 x 3.7)

Open coal fireplace, dado rail, 3 central heating radiators, double glazed sash window to side and bay window, coved ceilings, exposed floorboards, double glazed patio doors to rear courtyard

Superb Fitted Kitchen Dining Room

21'3" x 11'9" (6.5 x 3.6)

Range of fitted base cupboards and drawers in a duck egg gloss style, work top surfaces, wood grain design flooring. Bank of units comprising full height fridge separate freezer and two tall larder cupboards. Samsung microwave/oven and separate twin oven. Island unit with built in induction hob with cupboards beneath and suspended extractor fan. 2 vertical central heating radiators, plumbing for washing machine, long work top, square stainless steel sink unit, 2 double glazed side windows, fitted window shutters and double glazed patio doors to rear courtyard.

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

11'9" x 9'6" + wardrobes (3.6 x 2.9 + wardrobes)

Exposed floorboards, double glazed, central heating radiator, range of built in wardrobes with 12 doors, window shutters

Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

Central heating radiator, fitted window shutters

En Suite Shower

10'5" x 3'7" (3.2 x 1.1)

Shower cubicle and unit, vanity wash hand basin, w.c, vertical radiator, gas central heating boiler

Beautifully Appointed Bathroom

10'9" x 8'10" (3.3 x 2.7)

Walk in double shower cubicle and unit, oval slipper bath, His n' Hers vanity wash hand basin, double glazed, vertical central heating radiator, wall mirror, exposed floorboard

Outside Garden Studio

Stone built beneath a slate roof affording a Shower Room with shower cubicle and unit, wash bowl, double glazed velux, electric radiator, Bedroom with electric radiator, 2 double glazed windows, exposed floorboards, Hobbies Room double glazed window and velux window

The Gardens

The property stands in lovely gardens laid to lawn at the front and sides with flowerbeds and borders. Flagged rear courtyard garden and private side timber shed and store

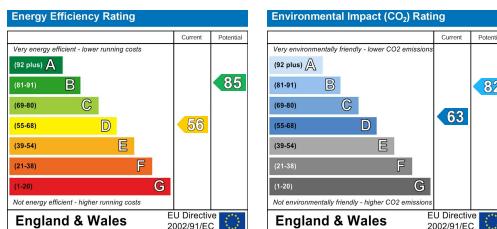
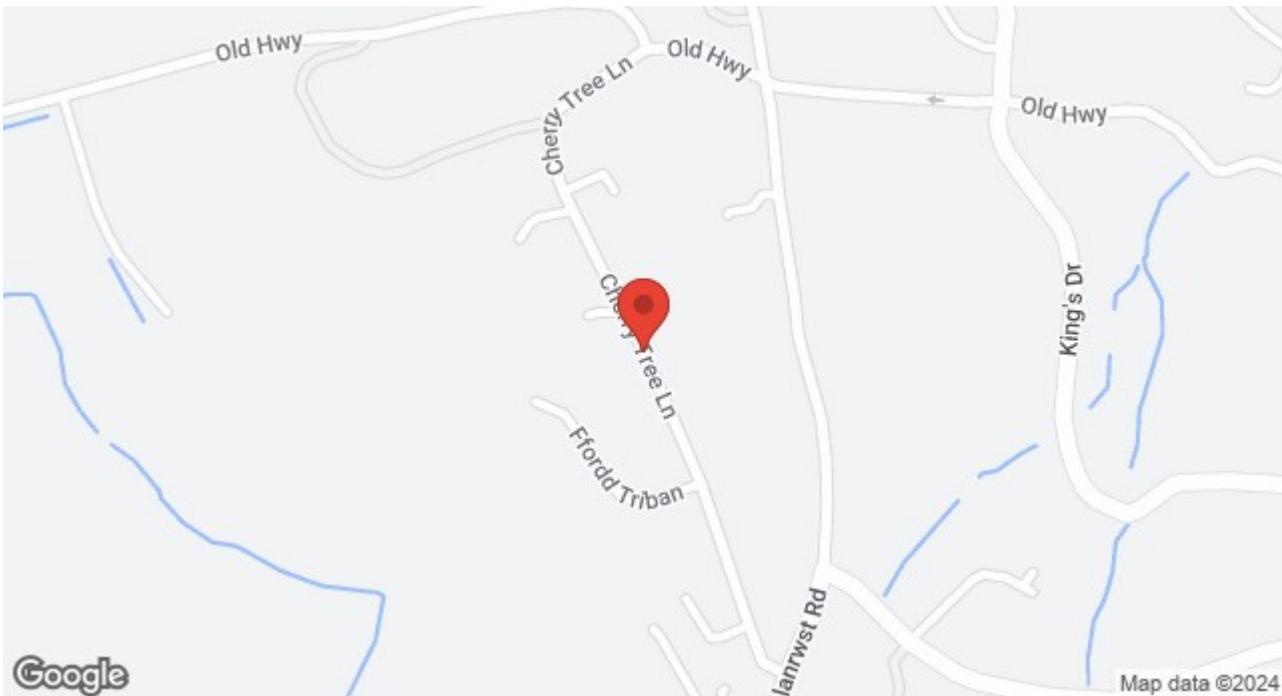
AGENTS NOTE

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.





AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477
or 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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun

t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beizer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services Authority. FSA number 143002.

