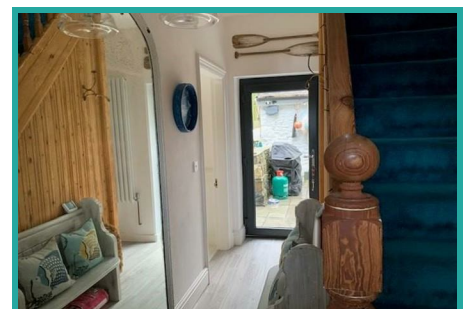
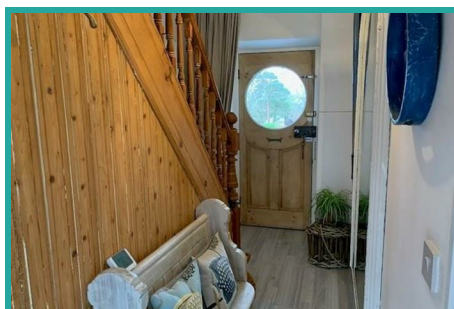




Bryn Seion Vicarage Cherry Tree Lane, Upper Colwyn bay, North Wales LL28 5YH

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

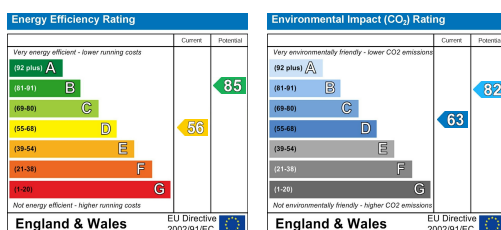
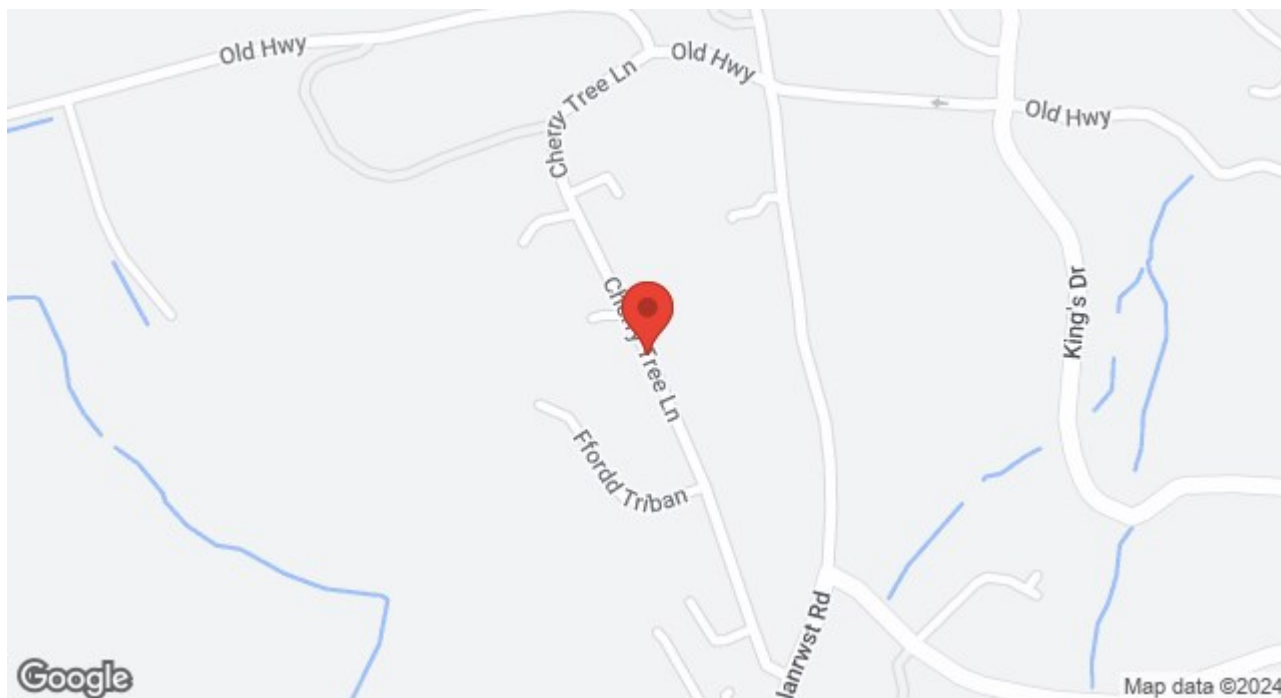
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