

**Gwyddden House , Glanwydden  
Llandudno Junction LL31 9JS**



**Asking Price £350,000**

## Gwyddon House , Glanwydden, Llandudno Junction LL31 9JS

In this sought after village, enjoying a country aspect yet only a short drive to the shops in Penrhyn Bay and Llandudno Town Centre. Particulars of a most appealing end of row COTTAGE HOME of immense character, set in good sized gardens with plenty of off road parking. Stone built beneath a slate roof the property was once two separate dwellings. Over recent years Gwyddon House has been very well converted and extended into one unique property, modernised and updated yet retaining an olde worlde feel. On two floors the accommodation provides KITCHEN DINER - SUN ROOM - UTILITY - CLOAKROOM - STUDY OR BEDROOM 4 - INNER HALL - LOUNGE - DINING ROOM - FIRST FLOOR - 3 BEDROOMS - MODERN BATHROOM & SHOWER - GAS C.H - SUMMER HOUSE. Of particular interest is the ENTERTAINING DECKING accessed off the rear bedroom and outside courtyard which enjoys a lovely aspect overlooking the fields. Below the decking are 2 LARGE STORAGE SHEDS. Awaiting EPC 60 D Potential 81BCB7506

### Entrance

Stable door off the patio to

### Kitchen

16'0" x 15'1" (4.9 x 4.6)

Tiled floor, central heating radiator, 2 double glazed windows, cream base cupboards and drawers, wood strip work top surfaces, Belfast sink, built in double oven, 5 ring gas hob unit, stainless steel cooker hood, tall cupboard housing the gas central heating boiler

### Sun Room

7'2" x 5'10" (2.2 x 1.8)

Brick lower walls, windows double glazed, electric radiator, access to rear courtyard gardens

### Utility Room

Single drainer sink unit, wall and base cupboards, plumbing for washing machine,

### Cloakroom

With w.c, wash hand basin, double glazed window

### Study or Occasional Bedroom

8'6" x 8'2" (2.6 x 2.5)

Tiled floor, double glazed, 2 shelving units

### Inner Hall

Central heating radiator, under stairs cupboard

### Lounge

20'0" x 10'5" (6.1 x 3.2)

Double glazed bow window, stone fireplace and wood burner, bookshelf unit, opening to dining room

### Dining Room

19'7" x 10'7" (5.99 x 3.23)

Double glazed bow window to front aspect and double glazed window to rear, central heating radiator, door to inner hall

### First Floor

Stairway off the inner hall to First Floor and Landing, double glazed window overlooking the fields

### Bedroom 1

13'2" x 9'6" (4.03 x 2.9)

Double glazed window, central heating radiator, 2 double doored wardrobe cupboards, shelving in alcove

### Bedroom 2

11'1" x 10'5" (3.4 x 3.2)

Double glazed, central heating radiator

### Bedroom 3

10'5" x 9'10" (3.2 x 3.02)

Central heating radiator, double door wardrobe cupboard, double glazed french door leading onto the DECKING TERRACE overlooking the fields at the back of the cottage

### Bathroom

9'6" x 9'6" (2.9 x 2.9)

Jacuzzi bath, pedestal wash hand basin, w.c, double shower cubicle and unit, heated towel radiator, tiled walls

### The Gardens

Wide driveway and ample off road parking for 2-3 cars. Gwyddon House occupies a good sized plot, the front gardens neatly laid with vegetable planters, slate pathways and a front sheltered sitting area set back from the road. The rear garden is laid with slate chippings, private, Double Glazed Greenhouse, Timber stairs lead up to the BALCONY DECKING, underneath aa 2 LARGE STORAGE SHEDS

### 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.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 60      | 81        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 62      | 81        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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