



**STERLING**

ESTATE AGENTS & VALUERS

**16 Coed Y Mor, Penrhyn Bay  
Llandudno LL30 3NS**



**£295,000**

## 16 Coed Y Mor, Penrhyn Bay, Llandudno LL30 3NS

This immaculately presented 2 BEDROOM DETACHED BUNGALOW is situated on the sought after Penrhyn Beach; close to amenities, the promenade and only a short walk to Angel Bay. In the corner of a quiet cul de sac with DRIVEWAY, PARKING and GARAGE the bungalow is ready to walk into and has NO ONGOING CHAIN. From the FRONT PORCH is the HALLWAY, LOUNGE, FITTED KITCHEN, MODERN SHOWER ROOM and CONSERVATORY leading onto the private sunny rear gardens. The bungalow is gas centrally heated and windows double glazed. Council Tax Band D, Tenure Freehold. Energy Rating 70C Potential 88B. Ref CB8055

### Double Glazed Front Porch

Double glazed inner door

### Hallway

Central heating radiator, laminate flooring, cloaks cupboard, airing cupboard housing the Vaillant gas central heating boiler

### Lounge

16'9 x 11'2 (5.11m x 3.40m)

Double glazed window to front aspect, laminate flooring, central heating radiator, marble fireplace and hearth, coved ceilings

### Fitted Kitchen

10'10 x 6'11 (3.30m x 2.11m)

Stainless steel sink unit, double glazed window to front aspect, built in electric hob unit and oven, wall and base cupboards, wood grain style work top surfaces, part tiled walls, central heating radiator, plumbing for washing machine, upvc ceiling, fridge freezer recess, double glazed back door

### Bedroom 1

13' x 11 (3.96m x 3.35m)

Double glazed, central heating radiator

### Bedroom 2

10'6 x 10 (3.20m x 3.05m)

Double glazed, central heating radiator, laminate flooring, double glazed door to

### Conservatory

9'10 x 7'10 (3.00m x 2.39m)

Brick lower walls, windows double glazed, electric heater, access to the private gardens

### Shower Room

6' x 5'5 (1.83m x 1.65m)

Modern suite of square shower cubicle and unit, double glazed, central heating radiator, vanity wash hand basin, part tiled walls, upvc ceiling

### The Garage

19' x 8'10 (5.79m x 2.69m)

Resin driveway and off road parking to the SINGLE GARAGE with up and over door, personal door to rear garden

### The Gardens

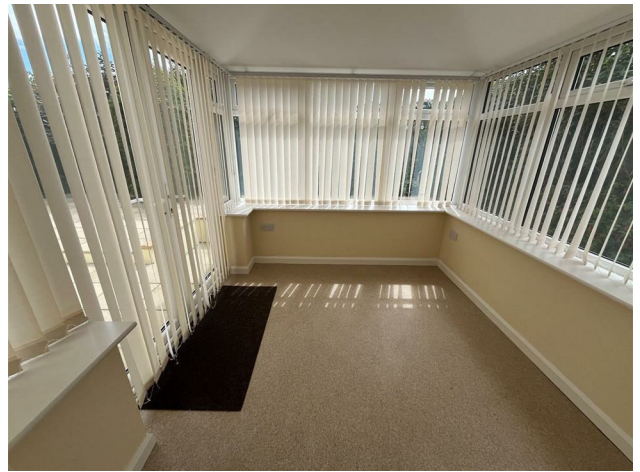
Ornamental at the front for low maintenance, Private rear garden enclosed with flowering trees and hedges, flagged patio and resin pathways

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) These sites could well find a buyer for your own home.

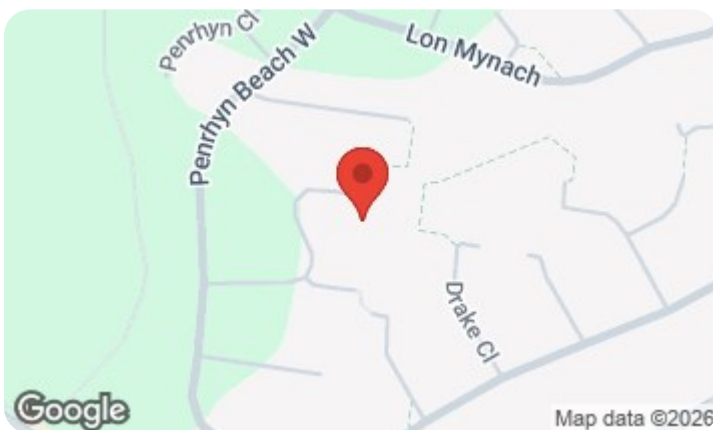
### AGENTS NOTE





Total floor area: 86.3 sq.m. (929 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 (G). Powered by www.floorplans.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			88
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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