



11 St. Annes Gardens
Llanrhos, Llandudno LL30 1SD

£385,000



STERLING

ESTATE AGENTS & VALUERS

Located in the hamlet of Llanrhos, on the outskirts of Llandudno Town, a superbly extended and improved Semi Detached House of traditional style and design. In immaculate decorative order and ready for occupation an internal inspection is highly recommended. From the FRONT PORCH is the ENTRANCE HALL, LOUNGE, REAR LIVING ROOM leading onto the lovely gardens, 20' EXTENDED FITTED KITCHEN BREAKFAST ROOM, SIDE UTILITY ROOM and GROUND FLOOR SHOWER ROOM. Upstairs there are 3 BEDROOMS and MODERN BATHROOM. Outside the front of the house provides plenty of off road parking and due to the side extensions the original garage provides a useful WORK/HOBBIES ROOM. The rear garden enjoy a lovely aspect backing onto fields and the distant views to the hills. The house is gas centrally heated and double glazed. Solar panels & EV Car Point. Despite its quiet location on the fringe of the surrounding fields the house is within easy access onto the A470 and a short drive to the town centre. Tenure Freehold. Council Tax Band D. Energy Rating 70C Potential 87B. Ref CB7965



Front Porch

Double glazed front door too Porch, double glazed inner door

Entrance Hall

Central heating radiator, oak strip flooring, coved ceilings, double glazed leaded window

Sitting Room 14'3 x 12'7 (4.34m x 3.84m)

Double glazed bay window to front aspect, central heating radiator, oak wood grain style flooring, coved ceilings, fireplace surround with marble back and hearth, electric fire

Rear Lounge 13'8 x 12'7 (4.17m x 3.84m)

Double glazed bi-folding doors leading onto the rear patio and gardens, ok style wood grin flooring, coved ceilings, fireplace surround with marble back and hearth, electric fire

Extended Fitted Kitchen Breakfast Room 20'5 x 8'10 (6.22m x 2.69m)

Range of base cupboards and drawers in a 'coffee' design, speckled work top surfaces, double glazed window overlooking the rear gardens and fields, single drainer sink unit, pan drawers, 4 ring induction hob, built in Bosch oven, glazed wall units, cooker extractor hood, central heating radiator, double glazed skylight, built in microwave, under stairs cupboard

Side Utility Room 8'3 x 7'9 (2.51m x 2.36m)

Plumbing for washing machine, built in cupboards, double glazed window and velux window, part tiled walls, double glazed back door

Ground Floor Shower Room

Double shower cubicle and unit, w.c, wash hand basin, tiled walls, heated towel radiator, double glazed.

First Floor

Stairway from the Hall to First Floor and Landing

Landing

Double glazed, access to loft space via a loft ladder, walk in airing cupboard housing the gas central heating boiler

Bedroom 1 13'5 x 12'8 (4.09m x 3.86m)

Double glazed window, central heating radiator, wood grain style flooring, 2 double door fitted wardrobes, shelving in alcove

Bedroom 2 12'8 x 10'7 (3.86m x 3.23m)

Double glazed window to rear garden aspect and hill views, central heating radiator, wood grain style flooring, fitted wardrobe units with 5 doors and top cupboards

Bedroom 3 8'11 x 7'5 (2.72m x 2.26m)

Fitted 3 door wardrobe unit, dressing table/desk top, central heating radiator, double glazed

Bathroom 8'10 x 5'10 (2.69m x 1.78m)

Panel bath, shower unit and screen, wash hand basin, w.c, tiled walls, double glazed, heated towel radiator, vanity mirror

Outside

The front garden provides plenty of off road parking and turning space. The original single garage with roller shutter door now provides a useful work room/hobbies room due to the side extensions

The Gardens

Lovel rear garden with paved patio, lower lawn, flower borders and plants, Greenhouse, Concrete Sectional Store with pebble dashed elevations. The rear gardens back onto fields and enjoys a lovely open asoopect to the distant hills

AGENTS NOTE

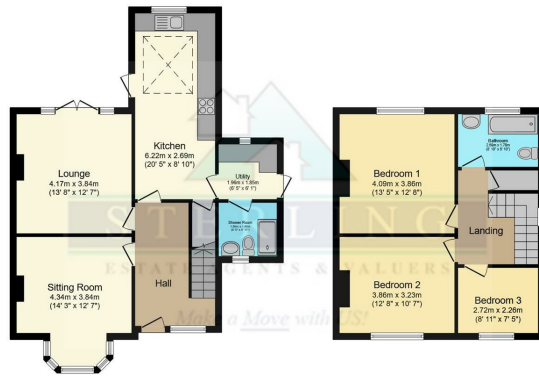
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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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Ground Floor
Floor area 66.9 sq.m. (720 sq.ft.)

First Floor
Floor area 48.7 sq.m. (525 sq.ft.)

Total floor area: 115.6 sq.m. (1,244 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 (5). Powered by www.propertybox.io



AGENTS NOTES;

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
84-92 (A)		84-92 (A)	
75-83 (B)		75-83 (B)	
69-74 (C)		69-74 (C)	
63-68 (D)		63-68 (D)	
55-62 (E)		55-62 (E)	
49-54 (F)		49-54 (F)	
45-48 (G)		45-48 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

