



**Hafryn Cottage Cherry Tree Lane  
Upper Colwyn Bay, North Wales LL28 5YH**

**Asking Price £695,000**



**STERLING**

ESTATE AGENTS & VALUERS



Of immense character and appeal, a stunning **DETACHED 5 BEDROOM** architecturally designed residence of quality set in mature grounds of about half an acre. Hafryn Cottage is a handsome double fronted period family home extending to some 219 sq metres (2357 sq. ft.) of light-filled flexible accommodation arranged over various levels. The amenities of modern living are sensitively combined with retained features including exposed brick walls, quarry tiled floors and french doors allowing plenty of natural light in. Set in private grounds and courtyard ideal for entertaining and al fresco dining, the whole screened by mature hedging and trees ensuring seclusion. From the imposing **ENTRANCE PORCH & HALL** is the **CLOAKROOM**, stairs to the upper level and **HUGE LOUNGE, DINING ROOM, LIVING ROOM** leading into the **FITTED KITCHEN**. From the hall and living room there are french doors onto the private courtyard. There are **3 DOUBLE BEDROOMS, 2 EN SUITES, 1 DRESSING ROOM** and **LARGE BATHROOM** while **BEDROOMS 4 & 5** are on the lower level together with another **SHOWER ROOM**. Outside is the **DOUBLE GARAGE** and ample off road parking. Energy Rating 55D Potential 73C Tenure Freehold, Council Tax Band H Ref CB7627



### Handsome Curved Entrance Vestibule

Tiled floor, door to garage

### Cloakroom

Curved walls, w.c, wash hand basin, tiled floor, 2 double glazed windows, central heating radiator

### Lower Hall

Tiled floor, exposed brick walls in white, stairs up to the

### Upper Reception Hall

Double glazed patio doors onto the private courtyard, exposed brick walls in white, quarry tiled floor

### Impressive Lounge 26'6" x 16'8" (8.1 x 5.1)

Inset ceiling lighting double glazed window to front aspect and french doors to the gardens, 3 central heating radiator, multi fuel burner in open brick fireplace and slate hearth, double doors to

### Dining Room 16'8" x 11'9" (5.1 x 3.6)

Tiled floor, double glazed window and french doors onto the gardens, vaulted ceiling, central heating radiator

### Fitted Kitchen 13'9" x 12'5" (4.2 x 3.8)

Range of limed oak base cupboards and drawers with granite style work top surfaces, twin bowl sink unit with waste disposal, double glazed window to front aspect, wall units, larder cupboard, terrazzo style floor, built in electric double oven, 4 ring electric induction hob unit, cooker extractor hood, 2 double door cupboards, central heating radiator, opening to

### Living Sitting Room 18'0" x 11'9" (5.5 x 3.6)

Double glazed patio doors onto the private courtyard, laminate flooring, central heating radiator, inset ceiling lights

### Inner Hallway

Built in wardrobe cupboards

### Shower Room 8'6" x 6'3" (2.59m x 1.91m)

Shower cubicle and unit, vanity wash hand basin, w.c, half tiled walls, double glazed, central heating radiator

### Bedroom 1 13'5" x 12'5" (4.1 x 3.8)

Fitted 6 wardrobe units and dressing table, double glazed patio doors onto the gardens, inset ceiling lighting, central heating radiator

### En Suite Bathroom 10'9" x 7'6" (3.3 x 2.3)

Oval bath, pedestal wash hand basin, double glazed, central heating radiator, shower unit, w.c and bidet

### Dressing Room

Central heating radiator, range of fitted wardrobes

### Bedroom 2 13'5" x 10'9" (4.1 x 3.3)

Built in 3 mirror door wardrobes, central heating radiator, double glazed patio doors onto the gardens

### Bedroom 3 13'5" x 11'9" (4.1 x 3.6)

Built in wardrobe cupboard, 2 double glazed windows, central heating radiator

### Shower Room 7'6" x 5'6" (2.3 x 1.7)

Shower cubicle and unit, vanity wash hand basin, w.c, half tiled walls, double glazed, central heating radiator

### Lower Level

Stairs off the inner Hall to the Lower Level, double glazed back door

### Bedroom 4 13'5" x 10'9" (4.1 x 3.3)

Central heating radiator, laminate flooring, 2 double glazed windows and oriel window to front aspect

### Long Inner Hallway

Built in cupboard

### Shower Room

Double shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, central heating radiator, tiled floor, airing cupboard

### Bedroom 5 12'5" x 6'10" (3.8 x 2.1)

Double glazed, central heating radiator

### The Garage

Wide decorative brick paviour driveway with plenty of off road parking and turning space leading to the INTEGRAL DOUBLE GARAGE with up and over door, power and light laid on, 2 Store Cupboards and Laundry Room with sink,

plumbing for washing machine. The driveway is sheltered from the road with trees and brick walls

### The Gardens

The gardens are a particular feature of the house with side crazy paved pathways, wrought iron gates. Interesting shaped garden store and shed, the pathway leads along the side of the property laid to lawn, slate patio terrace enjoying a southerly aspect, the mature lawns extend at the back of the property where there is a Garden Chalet and decking, all private and sheltered. There is an enclosed brick courtyard, slate pathways and stone retaining walls. The courtyard provides a lovely sitting, relaxation area having a 'Spanish' influence and easy access into the property. Boiler Room and W.C, gas central heating boiler, Fuel Store. All in all the informal grounds extend to about half an acre

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492 - 534477 or by email on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and website [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 email 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) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

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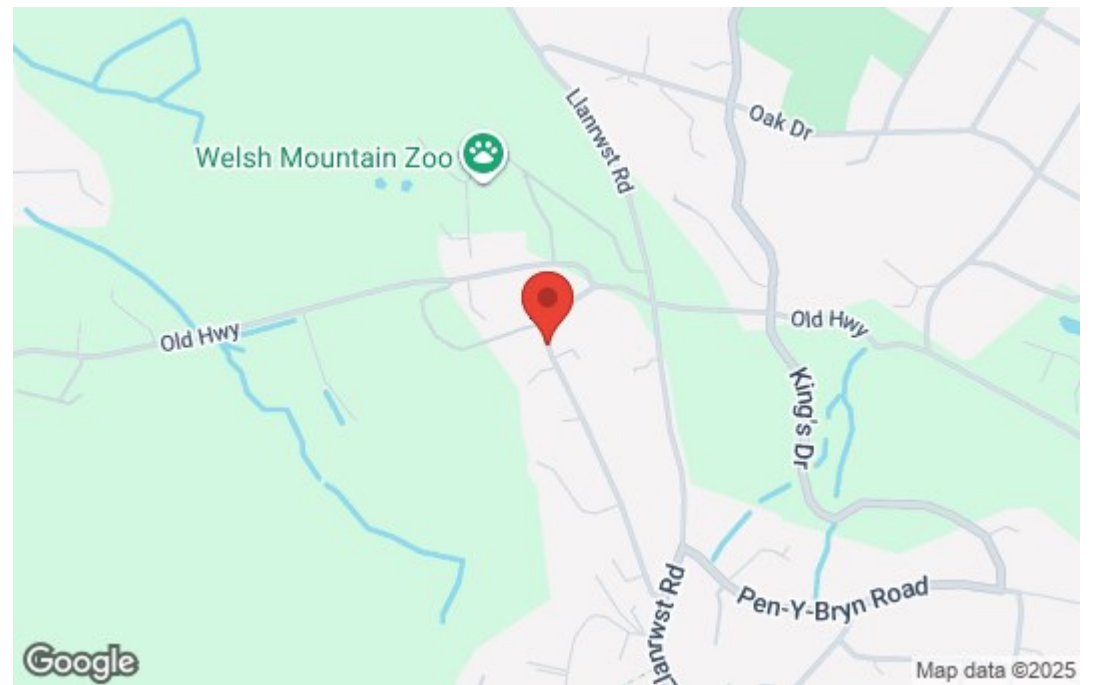
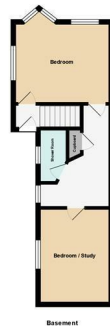
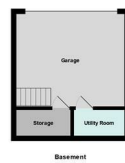














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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