



White Lodge 73 Llandudno Road  
Rhos-on-Sea, Colwyn Bay LL28 4PJ

Asking Price £475,000



**STERLING**

ESTATE AGENTS & VALUERS

A most impressive DETACHED 5 BEDROOM FAMILY HOME extending to some 195 sq. metres (2098 sq feet) with lovely distant hillside views from the rear elevations and set in large private gardens. From the front there are distant views to the sea and Little Orme. Immaculately presented by the current owners, the property has been very well updated and improved yet at the same time retaining many of the original features typical of house building around the early 1900,s. Ready to walk into and well worth inspection the accommodation briefly affords ENTRANCE PORCH, RECEPTION HALL, FRONT DINING SITTING ROOM, REAR LOUNGE, MORNING ROOM, L SHAPED FITTED KITCHEN LEADING INTO THE BREAKFAST CONSERVATORY. UPSTAIRS THERE ARE 4 BEDROOMS, 2 HAVING EN SUITE SHOWER ROOMS, FAMILY BATHROOM, WHILE ON THE TOP FLOOR IS A LARGE 5TH BEDROOM. Outside there is a GARAGE and off road parking and turning for 4 cars. There is also further scope to extend into the remaining loft area subject to consent. The house is well placed between Rhos village and Penrhyn Bay, not far from Rhos Golf Course, local shops and bus services which pass the door. Energy Rating 45E Potential 72C . Ref CB7394



### Entrance Porch

Double glazed leaded window and timber inner door to

### Reception Hall 12'5 x 11'9 (3.78m x 3.58m)

Coved ceilings, under stairs cupboard, delft rack, 2 leaded windows, coved ceilings

### Dining Room 17'6 x 13'5 (5.33m x 4.09m)

Double glazed bow window to front aspect with louvre window blinds, coved and decorative ceilings, central heating radiator, pine fireplace surround with living flame gas fire, marble hearth

### Rear Lounge Sitting Room

19'5 x 13'4 (5.92m x 4.06m)

Walnut style fireplace surround with tiled inset and hearth, open coal fire, leaded windows either side, bay window to rear garden aspect and french door, 2 wall lights, 2 central heating radiators

### Morning Room/Snug 11'6 x 10'3 (3.51m x 3.12m)

Wood burner, coved ceilings, double glazed leaded window, oak style flooring,

### L Shaped Fitted Kitchen 18'4 x 13'5 (5.59m x 4.09m)

Fitted by Russell Jones kitchens with a range of grey wood grain base cupboards and drawers and terrazzo style quartz work top surfaces, stainless steel sink unit, Stove cooker hood, Stoves Richmond duel fuel range cooker with 7 ring gas hob and 4 multi functional ovens, Stoves dishwasher, built in fridge freezer, larder unit, 3 double glazed windows, pan drawers, glazed units, central heating radiator, opening to

### Breakfast Conservatory

Central heating radiator, double glazed french door to gardens and lounge

### First Floor

Stairway off the Hall to First Floor and Landing

### Bedroom 1 17'4 x 13'5 (5.28m x 4.09m)

Double glazed bow window to front aspect and distant sea views, 2 wall lights, central heating radiator

### En Suite Shower Room

Shower cubicle and unit, vanity wash hand basin, mirror and shaver light

### Bedroom 2 14'6 x 9'8 (4.42m x 2.95m)

Double glazed window to rear garden aspect and distant hill views, double door wardrobe

### En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, tiled walls, shaver point, pine style ceiling

### Bedroom 3 11'6 x 10'2 (3.51m x 3.10m)

Fitted three and a half wardrobe units, side displays, central heating radiator, double glazed

### Bedroom 4 11'6 x 8'1 (3.51m x 2.46m)

Double glazed window, central heating radiator

### Family Bathroom

Panel bath, shower unit and screen, pedestal wash hand basin, double glazed window, tiled walls, pine style ceiling, heated towel radiator, cylinder airing cupboard, double glazed window. Separate w.c, double glazed, part tiled walls

### Top Level

Stairway off the Landing to

### Bedroom 5 17'6 x 17'3 (5.33m x 5.26m)

Superb Loft Hobbies Room, Central heating radiator, 2 double glazed leaded windows, roof void storage, walk in loft storage and gas central heating boiler

### The Garage 17'7 x 8'5 (5.36m x 2.57m)

Double doors, red tiled pitched roof, power & light laid on, driveway with off road parking for 3-4 cars and turning space

### The Gardens

Mature private rear garden having a southerly aspect, laid to lawn with flowering trees and plants, pathways lead around the gardens sheltered patio area, outside

W.C and wash hand basin, useful Workroom with stainless steel double drainer sink unit, log store, side gates

### AGENTS NOTE

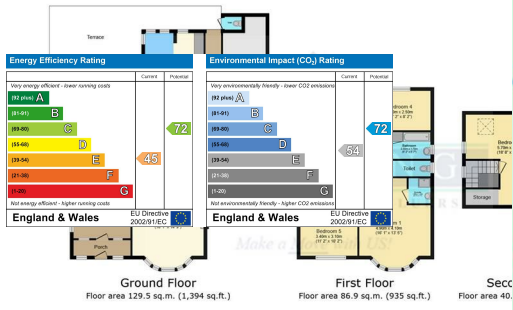
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

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.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.







**AGENTS NOTES;**

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) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

