



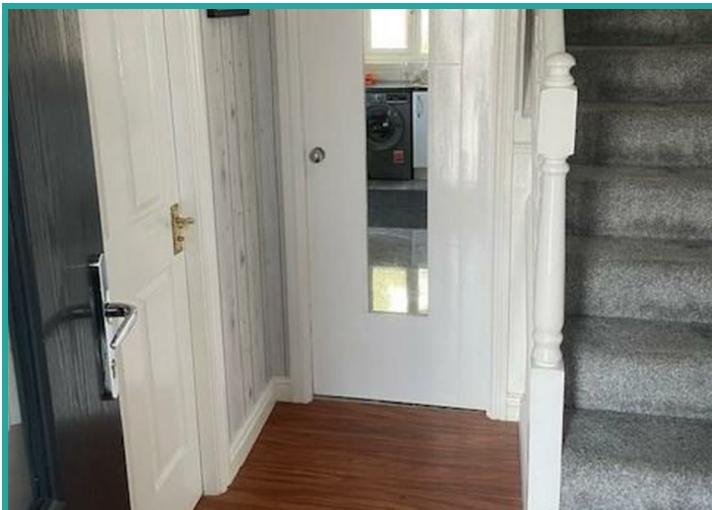
**49 Plas Tudno  
Penrhyn Bay, Llandudno LL30 3ER**

**Asking Price £299,500**



ESTATE AGENTS & VALUERS

On of the nicest DETACHED MODERN HOMES in the area, immaculately presented and highly recommended for viewing. The house is set in private ornamental gardens with sheltered sitting areas, GARAGE and SUMMER HOUSE. At the end of a quiet cul-de-sac on a popular residential development, the property is not far from local shopping, bus services and both Ysgol Creuddyn and Ysgol Glanwyddan Primary School. From the FRONT PORCH is the HALL, CLOAKROOM, LOUNGE, TV ROOM/SNUG, CONSERVATORY, FITTED KITCHEN BREAKFAST ROOM, MASTER BEDROOM with EN SUITE, 2 MORE BEDROOMS, BATHROOM, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band E. EPC 69C Potential 83B. Ref CB7915



**Entrance Porch**

Double glazed double doors, inner door to Hall

**Hall**

Central heating radiator, coved ceilings

**Cloakroom**

W.C, vanity wash hand basin, central heating radiator

**Lounge****15'6 x 11'7 (4.72m x 3.53m)**

Double glazed square bay window, coved ceilings, white marble fireplace and electric pebble design fire, 2 central heating radiators, glazed double doors to

**TV Room/Snug****9'9 x 9'9 (2.97m x 2.97m)**

Coved ceilings, double glazed, door to kitchen and double doors to conservatory

**Conservatory****13'11 x 10'9 (4.24m x 3.28m)**

Lower walls brick,, windows double glazed, access onto the gardens

**Kitchen Breakfast Room** **15'3 x 12'9 (4.65m x 3.89m)**

Stainless steel sink unit, white base cupboards and drawers with back work top surfaces, large grey metre square marble tiled floor, central heating radiator, part tiled walls, double glazed, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, built in dishwasher, plumbing for washing machine, gas fired Combi central heating boiler, 2 till larder cupboards, inset fridge freezer

**First Floor**

Stairway from the Hall to First Floor and Landing

**Bedroom 1****11'9" x 11'5" (3.6 x 3.5)**

Double glazed square bay window, central heating radiator, 3 mirror door wardrobes and 4 top cupboards

**En Suite Shower Room****9'2" x 7'2" (2.8 x 2.2)**

Shower unit, vanity wash hand basin, w.c, shaver point, double glazed, heated towel radiator, airing cupboard

**Bedroom 2****11'9" x 10'9" (3.6 x 3.3)**

Double glazed, central heating radiator

**Bedroom 3****9'10" x 6'2" (3.02 x 1.9)**  
Double glazed, central heating radiator**Bathroom****7'10" x 6'6" (2.4 x 2)**

Shower bath, shower unit and screen, vanity wash hand basin, w.c, double glazed, part tiled walls in grey, shaver point, heated towel radiator

**The Garage**

Single brick garage with roller shutter door, power & light, long driveway with ample parking, private double gates

**The Gardens**

Lovely ornamental gardens, the rear paved on two levels enclosed by panel fencing on concrete gravel boards and concrete posts, timber Summer House, decking rea, flower planters, slate chippings in the front

**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](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 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.

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.







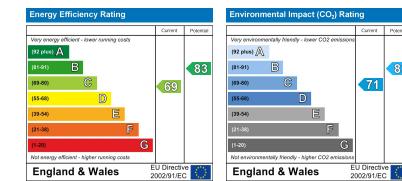
#### AGENTS NOTES;

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Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Summer House = 5.0 sq m / 54 sq ft  
 Total = 128.5 sq m / 1387 sq ft



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