



49 Plas Tudno
Penrhyn Bay, Llandudno LL30 3ER

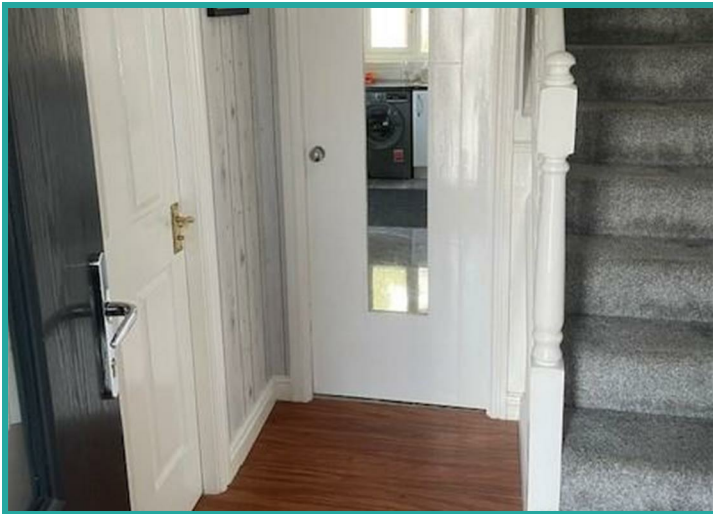
Asking Price £299,500



STERLING

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 til 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

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;

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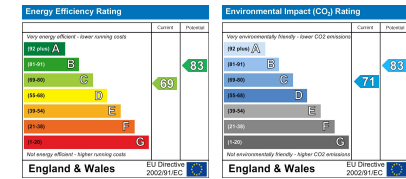
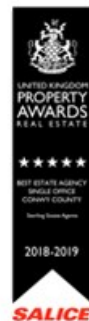
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Garage = 13.4 sq m / 144 sq ft
Summer House = 5.0 sq m / 54 sq ft
Total = 128.9 sq m / 1387 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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