



**STERLING**

ESTATE AGENTS & VALUERS

**7 Penrhyn Close, Penrhyn Bay  
Llandudno LL30 3AH**



**£350,000**

## 7 Penrhyn Close, Penrhyn Bay, Llandudno LL30 3AH

Located in a small cul-de-sac of similar properties, in a much sought after location in the village of Penrhyn Bay this DETACHED 3 BEDROOM HOUSE is slightly elevated from the road providing lovely coastal views from the front. The house is set in a large plot, private and with its own private gate onto the Little Orme. With vacant possession and NO ONGOING CHAIN the accommodation comprises ENTRANCE PORCH, HALL, CLOAKROOM, LOUNGE AND DINING AREA, KITCHEN, CONSERVATORY, GROUND FLOOR BEDROOM. Upstairs there are 2 MORE BEDROOMS & BATHROOM. Outside there is a long driveway providing ample parking and a SINGLE GARAGE. The house is gas centrally heated and windows double glazed. Penrhyn Bay has a good range of local shopping, is on a bus route to nearby Rhos on Sea and Llandudno and Rhos on Sea Golf Course is nearby. Tenure Freehold, Council Tax Band F. Energy Rating 55D Potential 81B. Ref CB8067

### Entrance Porch

5'9" x 4'9" (1.75m x 1.45m)

Double glazed door and windows. fine views, double glazed inner door

### Entrance Hallway

21,5 x 11,9 (6.40m,1.52m x 3.35m,2.74m)

Central heating radiator, under stairs cupboard, coats cupboard

### Cloakroom

Wash hand basin, w.c, double glazed, part tiled walls, central heating radiator

### Lounge

21'5 x 11'9 (6.53m x 3.58m)

L shaped lounge with one rear double glazed window, three radiators, side double glazed window, gas fireplace with marble surround and a large picture window overlooking the front lawn, mountains and the sea.

### Dining Area

10'3 x 9'3 (3.12m x 2.82m)

### Kitchen

10'10 x 10'6 (3.30m x 3.20m)

Stainless steel sink unit, wall and base cupboards, Vaillant gas fired central heating boiler, double glazed and door to conservatory

### Ground Floor Bedroom

11'7 x 10'7 (3.53m x 3.23m)

Coved ceilings, central heating radiator, double glazed patio doors to

### Conservatory

13'1 x 6'8 (3.99m x 2.03m)

Double glazed and access to rear gardens

### First Floor

Stairway from the Hall to First Floor and Landing

### Bedroom 2

15'5 x 8'11 (4.70m x 2.72m)

Double glazed, central heating radiator, 2 louvre door wardrobe cupboard, roof void storage

### Bedroom 3

15'3 x 10'10 (4.65m x 3.30m)

Double glazed, roof void storage, central heating radiator, louvre door cupboard

### Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Panel bath, pedestal wash hand basin, w.c, double glazed,

tiled walls, shower unit, central heating radiator, cylinder airing cupboard

### The Garage

22'11 x 9'11 (6.99m x 3.02m)

Up and over door, power & light laid on, personal door

### The Gardens

Large gardens to front, side and rear with lawns, flowering trees and hedges, small pond, The rear and side garden is private and secluded and there is a private gate onto the Little Orme coastal path to Angel Bay

### AGENTS NOTE

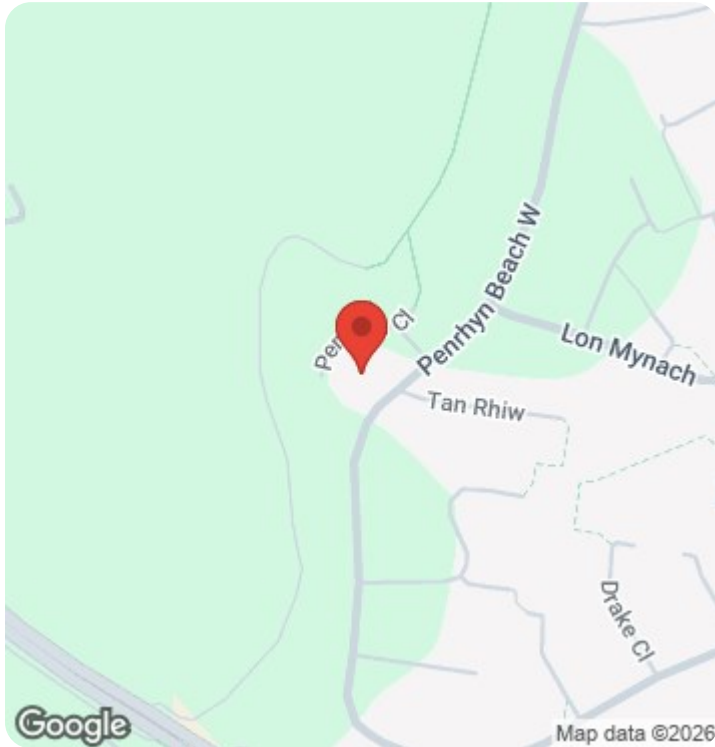
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		81		64	81

#### 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)

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