



Janvryn Minffordd Road
Llanddulas, North Wales LL22 8EW

Offers Over £425,000



STERLING

ESTATE AGENTS & VALUERS

A superbly presented 4 BEDROOM family residence of modern design with living accommodation of large proportions extending to some 178 sq.metres, (1915 sq. feet). This exceptional house occupies is set well back from the road in an elevated plot with enviable northern coastal views along the North Wales coastline and Irish Sea. The property is set within an established residential area of the popular seaside village of Llanddulas where there is a local Post Office, Store, Primary School and easy access onto the A55 expressway. The accommodation provided briefly affords LARGE OPEN PLAN DINING HALL, CLOAKROOM, LARGE LOUNGE, CONSERVATORY, SUPERB FITTED KITCHEN BREAKFAST ROOM, UTILITY ROOM, PLAYROOM/GYM, SHOWER ROOM. FIRST FLOOR there are 4 DOUBLE BEDROOMS, 1 with DRESSING ROOM, LARGE MODERN BATHROOM and SEPARATE SHOWER ROOM. Outside there are large lawn areas, patio, driveway with off road parking for 4-6 cars and an INTEGRAL GARAGE. EPC 70C Potential 78C Ref CB7541



Entrance Porch

Glazed inner door to

Cloakroom

Double glazed, w.c, vanity wash hand basin, central heating radiator, tiled walls

Large Dining Reception Hall 27'6" x 9'6" (8.4 x 2.9)

Double glazed picture window to front aspect overlooking the sea views, oak flooring, 2 central heating radiators, fitted illuminated bar unit in alcove, built in cupboard housing the gas central heating boiler

Lounge 19'11" x 17'8" (6.09 x 5.4)

Brick design chimney breasting, 3 double glazed windows, 2 central heating radiators

Superb Fitted Kitchen Breakfast Room

21'11" x 10'9" (6.7 x 3.3)

Full range of base cupboards and drawers in a grey gloss design, wood grain effect work top surfaces, Neff induction hob unit, 2 built in Neff ovens, pan drawers, vertical central heating radiator, glazed wall units and lighting, stainless steel splash back, pantry cupboard, peninsular breakfast bar table, central heating radiator, 2 double glazed windows, stainless steel sink unit, double glazed french doors, built in dishwasher, fridge freezer, microwave, 2 wine coolers

Conservatory 12'9" x 10'0" (3.9 x 3.07)

Lower walls brick, double glazed windows, access to gardens

Utility Room or Gym/Playroom 14'9" x 6'6" (4.5 x 2)

Double glazed and door, walk in store

Shower Room 8'6" x 3'7" (2.6 x 1.1)

Quadrant shower cubicle and unit, wash hand basin, w.c, tiled walls, central heating radiator

Utility

Plumbing for washing machine, wall and base cupboard

First Floor

Open tread Teak staircase from the Dining Hall to the Landing, Amtico flooring, 2 double glazed picture windows overlooking the sea views,, central heating radiator, linen cupboard, double door cupboard

Walk in Shower Room

Shower unit, vanity wash hand basin

Bedroom 1 12'9" x 11'9" (3.9 x 3.6)

Central heating radiator, 2 double glazed windows, Amtico flooring

Dressing Room off 11'9" x 6'8" (3.6 x 2.04)

Bedroom 2 10'1" x 8'10" (3.09 x 2.7)

Double glazed, built in wardrobe cupboard, coved ceilings, central heating radiator

Bedroom 3 13'1" x 10'9" (4.01 x 3.3)

Wash hand basin, wardrobe cupboard, central heating radiator, double glazed

Bedroom 4 12'9" x 7'10" (3.9 x 2.4)

Double glazed, wardrobe cupboard, central heating radiator

Modern Family Bathroom 8'2" x 6'10" (2.5 x 2.1)

Island oval bath, pedestal wash hand basin, w.c, heated towel radiator, herringbone design tiled floor in grey, double glazed, two tone grey tiled walls

The Garage 22'3 x 11'8 (6.78m x 3.56m)

Integral Garage with up and over door, long wide decorative brick driveway with plenty of off road parking

The Gardens

The property stands in a large and wide plot laid to lawn at the front and rear, pathways at the side, patio area at the back of the house, the rear garden enclosed by hedges and trees having a good degree of privacy

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.

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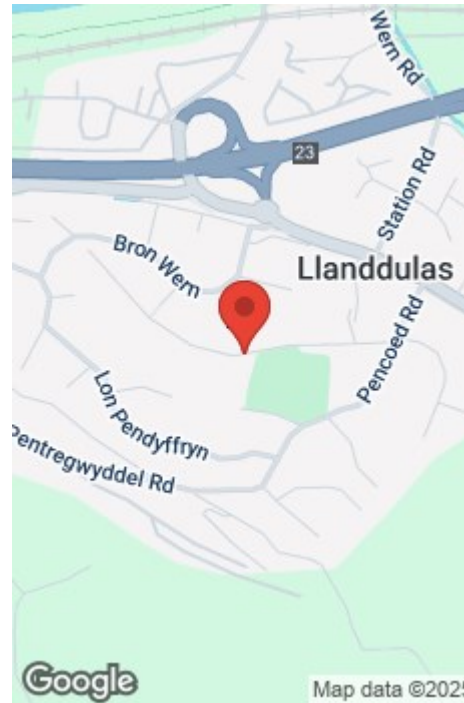


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Approximate Gross Internal Area = 226.1 sq m / 2435 sq ft
Garage = 24.1 sq m / 259 sq ft
Total = 250.2 sq m / 2694 sq ft



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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