

**67 Llannerch Road West, Rhos-on-Sea
Colwyn Bay LL28 4AS**



Offers In The Region Of £345,000

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A surprisingly spacious 4 BEDROOM SEMI DETACHED HOUSE of traditional style occupying a popular residential position not far from the West End shops, Surgery/Chemist and access onto the A55. Although two storey from the front there is an additional floor off the rear elevation giving access to the INTEGRAL GARAGE, WORK ROOM and UTILITY ROOM. Subject to building regulations this area could be made into a GARDEN STUDIO/RECREATION ROOM/GYM and staircase made leading to the main ground floor. There is also plenty of space in the gardens for another GARAGE if needed, again subject to consent. From the ENTRANCE PORCH and HALLWAY is the FRONT DINING ROOM, REAR LIVING ROOM, KITCHEN BREAKFAST ROOM and PANTRY, FIRST FLOOR 3 DOUBLE, LARGE 4th BEDROOM and BATHROOM. The windows are double glazed and the house is gas centrally heated. Council Tax Band E Tenure Freehold. Energy Rating E40 Potential C77. Ref CB7900

Entrance Porch

Sliding patio doors to front Porch, pine inner door with stained glass to HALL under stairs cupboard, coved ceilings, central heating radiator

Hall

under stairs cupboard, coved ceilings, central heating radiator

Lounge

17'1 x 13'2 (5.21m x 4.01m)

At the rear of the house with double glazed bay window overlooking the rear gardens and french door, fireplace surround with multi fuel fire, central heating radiator, coved ceilings

Dining Room

14'9 x 14'1 (4.50m x 4.29m)

Double glazed square bay window to front aspect, central heating radiator, coved ceilings, fireplace surround with multi fuel fire installed

Fitted Kitchen Breakfast Room

14'9 x 10'3 (4.50m x 3.12m)

Stainless steel sink unit, range of light oak base cupboards and drawers, terrazzo style work top surfaces, plumbing for washing machine, Rangemaster cooking station and cooker extractor hood, double glazed window and back door, central heating radiator, walk in pantry, fridge freezer laminate flooring, wall units

Landing

Stairway from the Hall to First Floor landing double door airing cupboard

Bedroom 1

15'3 x 11'9 (4.65m x 3.58m)

Built in four door wardrobes with top cupboards above, double glazed square bay window, central heating radiator

Bedroom 2

16'5 x 13'2 (5.00m x 4.01m)

Double glazed bay window overlooking the rear gardens, central heating radiator,

Bedroom 3

10'4 x 10'3 (3.15m x 3.12m)

Double glazed window, central heating radiator

Bedroom 4

9'6 x 9'3 (2.90m x 2.82m)

Double glazed window, central heating radiator,

Bathroom

Modern suite beautifully appointed with quadrant shower

cubicle, panel bath vanity wash hand basin, w.c, 2 double glazed windows, tiled walls, mirror cabinet, heated towel radiator

Garage and Outside

17'9 x 11'5 (5.41m x 3.48m)

Long driveway at the side of the house leading to the INTEGRAL GARAGE, access off the rear elevation, with turning and parking space. The garage has an inspection pit, power and light laid on. From the garage is an opening into a WORKSHOP 12'1" x 11'5" with space for a work area or parking of a trailer between wide block walls. Separate w.c. There is a separate UTILITY ROOM 10'10" x 10'6" with stainless steel sink unit, central heating radiator, store and gas central heating boiler

The Gardens

Long rear garden laid to lawn with Greenhouse and useful concrete sectional Garden Implement Store, fruit trees and borders. The garden enjoys the sun for most of the day.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES;

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