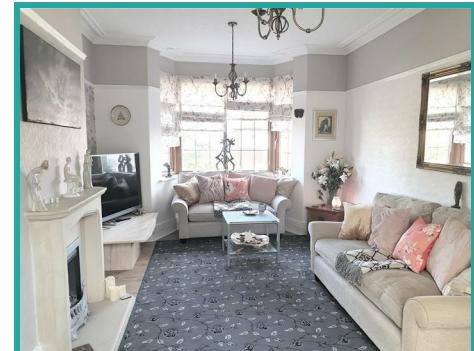


Gull Cottage 6 Penrhos Road, Rhos-on-Sea, North Wales LL28 4DB

Offers Over £450,000

Gull Cottage is an outstanding property designed by renowned architect Sidney Colwyn Foulkes, located just a stones throw away from the beach and promenade of Rhos-on-Sea. Gull Cottage has sea views from all the front elevations. This stylish modernised home has been carefully decorated throughout by the present owners and is ready to move straight into. From the front porch you enter the hallway and original turned staircase. There is an attractive DINING ROOM & LOUNGE with feature fireplaces, original coving and bay windows. There is a spacious FITTED KITCHEN BREAKFAST ROOM, CONSERVATORY with under floor heating opening onto the private rear garden. There is also a CLOAKROOM and UTILITY OFFICE. On the first floor are 3 DOUBLE BEDROOMS all beautifully appointed, LARGE BATHROOM with stand alone bath and separate SHOWER/WC. All the windows have been replaced with double glazing and new central heating boiler installed with a 10 year guarantee. Outside the recently finished tiered front garden is full of attractive plants and shrubs and an Indian stone pathway has been laid. The gardens at the rear are south facing, sheltered and also turfed over stone paving. Double gates lead to a right of access driveway onto Upper Promenade. There is a large insulated and soundproof GARAGE/WORKROOM. Gull Cottage is excellently located and worthy of inspection. Energy Rating D55 Potential C75 CB7450



Entrance Porch

Double glazed, black and white hexagonal design tiled floor, central heating radiator

Hallway

Double glazed, central heating radiator, laminate flooring, under stairs cupboard, decorative coving

Cloakroom

Beautifully appointed with w.c, wash hand basin, double glazed, tiled floor, heated towel radiator

Dining Room

12'9" x 11'5" (3.9 x 3.5)

Double glazed leaded bay to front aspect, central heating radiator, decorative coving, slate and tiled open coal fireplace and hearth, laminate flooring

Lovely Lounge

18'8" x 11'1" (5.7 x 3.4)

Double glazed leaded bay window to front aspect, central heating radiator, tone fireplace and hearth, living flame gas fire, decorative ceiling

Conservatory

9'6" x 8'6" (2.9 x 2.6)

Double glazed, black and white hexagonal design tiled floor, central heating radiator, double glazed french doors to rear gardens

Fitted Kitchen Breakfast Room

18'4" x 11'5" (5.6 x 3.5)

Range of cream design base cupboards and drawers with black work top surfaces, 2 double glazed leaded windows and back door, wine unit, plumbing for washing machine, Rangemaster in tiled recess, central heating radiator tall store cupboard, single drainer sink unit, gas central heating boiler

Rear Utility or Office

8'2" x 3'11" (2.5 x 1.2)

Tiled floor, central heating radiator, 2 double glazed leaded windows

First Floor

Lovely turned staircase from the Hall to First Floor and Landing, 2 double glazed windows, central heating radiator, secondary glazed oval window

Bedroom 1

14'1" x 11'5" (4.3 x 3.5)

Double glazed leaded bay window, central heating radiator, cast fireplace, sea views

Bedroom 2

15'5" x 11'1" (4.7 x 3.4)

Double glazed leaded bay window, vanity wash hand basin, fitted 3 door wardrobe unit and top stores, side cabinets, 2 double door wardrobe cupboard, sea views, roof void storage

Bedroom 3

9'10" x 8'10" (3 x 2.7)

Double glazed, central heating radiator

Bathroom

12'5" x 7'10" (3.8 x 2.4)

Beautifully appointed with oval bath, wash hand basin on timber vanity stand, w.c, central heating radiator, double glazed window, lovely grey tiled walls

Shower Room

6'10" x 6'6" (2.1 x 2)

Double shower cubicle and unit, central heating radiator, tiled walls and floor, w.c, vanity wash hand basin, shaver point & light

Outside

The front garden is tiered and well stocked with established shrubs and perennials. A pathway leads up from the road to the front door and terrace. Enclosed and sheltered rear garden in two sections, sunny and private. A right of access driveway off Upper Promenade leads to the courtyard where there is a GARAGE which is insulated

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.

