



12 Cwrt Bedw
Colwyn Bay, Conwy LL29 6AE

Asking Price £548,000



A superb **FIVE-BEDROOM, THREE-BATHROOM/SHOWER ROOM DETACHED HOUSE**, with well planned internal accommodation, **DOUBLE GARAGE & SINGLE CAR PORT** in an exclusive cul-de-sac of twelve quality executive homes built by Anwyl Developers. Of excellent proportions extending to some 221 sq metres (2378 sq. feet) the interior comprises **HALL, CLOAKROOM, FAMILY ROOM/STUDY, DINING ROOM, LOUNGE, KITCHEN BREAKFAST ROOM, GAMES SITTING ROOM, UTILITY ROOM, GYM, UTILITY, FIRST FLOOR 5 BEDROOMS - 2 EN SUITES and FAMILY BATHROOM, PRIVATE REAR GARDEN and BALCONY**. Located in the favoured upper part of the town within walking distance to the Store, Primary School and Restaurant Free House. The town centre and access onto the A55 expressway at the West End is a short drive away. Energy Rating C70 Potential B84. Ref CB7631



Entrance

Covered Porch

Hallway

Central heating radiator, decorative coving, double door cloaks cupboard, under stairs cupboard

Cloakroom

W.C, wash hand basin, double glazed

Lounge

18'11 x 12'1 plus 1'8 bay (5.77m x 3.68m plus 0.51m bay)

Double glazed bay window, 2 central heating radiators, decorative coving, pebble design living flame gas fire, wood grain flooring

Dining Room/Garden Lounge

12'11 x 11'9 (3.94m x 3.58m)

Double glazed french doors, under floor heating, decorative coving, laminate flooring

Study/Family Room **12'10 x 9'8 (3.91m x 2.95m)**

Double glazed, central heating radiator, coved ceilings

Kitchen Breakfast Room

14'5 x 10'3 (4.39m x 3.12m)

Tiled floor, double glazed window, range of 'Cherry wood' style base cupboards and drawers with black work top surfaces, stainless steel sink unit, 5 ring gas hob unit, stainless steel cooker hood, built in dishwasher, electric oven, glazed units, inset ceiling lighting, peninsular breakfast bar and units

Games Sitting Room **26'4 x 12'8 (8.03m x 3.86m)**

Central heating radiator, inset ceiling lighting, 2 double glazed windows and french doors to the rear patio

Utility Room

Off the kitchen breakfast room, plumbing for washing machine, gas central heating boiler, tiled walls, central heating radiator

Gymnasium/Play Room

14' x 12'5 (4.27m x 3.78m)

Central heating radiator, double glazed, door to garage

First Floor

Stairway off the Hall to First Floor and Landing

Master Bedroom **14'11 x 11'7 (4.55m x 3.53m)**

Coved ceilings, walk in wardrobe, central heating radiator, french door onto the Balcony Terrace with wrought iron railings

Walk in Dressing Room

En Suite Bathroom **10'5 x 7'9 (3.18m x 2.36m)**

Panel shower bath, shower unit and screen, heated towel radiator, vanity wash hand basin, w.c, half tiled walls, double glazed window

Guest Bedroom **12'10 x 11'7 (3.91m x 3.53m)**

Double glazed, double door wardrobe cupboard, central heating radiator, coved ceilings

En Suite Shower Room

Shower unit, tiled floor and underfloor heating, double glazed window, w.c, pedestal wash hand basin, mirror cabinet, shaver point

Bedroom 3 **11'8 x 11'2 (3.56m x 3.40m)**

Coved ceilings, double glazed, central heating radiator

Bedroom 4 **11'8 x 10'7 (3.56m x 3.23m)**

Coved ceilings, central heating radiator, double glazed

Bedroom 5 **12'9 x 9'10 (3.89m x 3.00m)**

Coved ceilings, central heating radiator, double glazed

Family Bathroom **9'2 x 6'2 (2.79m x 1.88m)**

Panel bath, shower taps, w.c, pedestal wash hand basin, central heating radiator, double glazed, half tiled walls, shaver point

Double Garage **18'10 x 17'3 (5.74m x 5.26m)**

Paved driveway providing ample parking and giving access to the 2 CAR GARAGE with electric up and over door, power & light, apex roof with useful storage

Workshop

15'3 x 9'8 and 13'5 (4.65m x 2.95m and 4.09m)

Fitted shelving, strip lights, central heating radiator

Car Port

21'6 x 9'2 (6.55m x 2.79m)

Electric roller shutter doors to front and rear, potential storage or cover for a boat or caravan

The Gardens

Rear garden mainly lawned with established trees, paved patio area, pathways and timber fencing

Agents Note

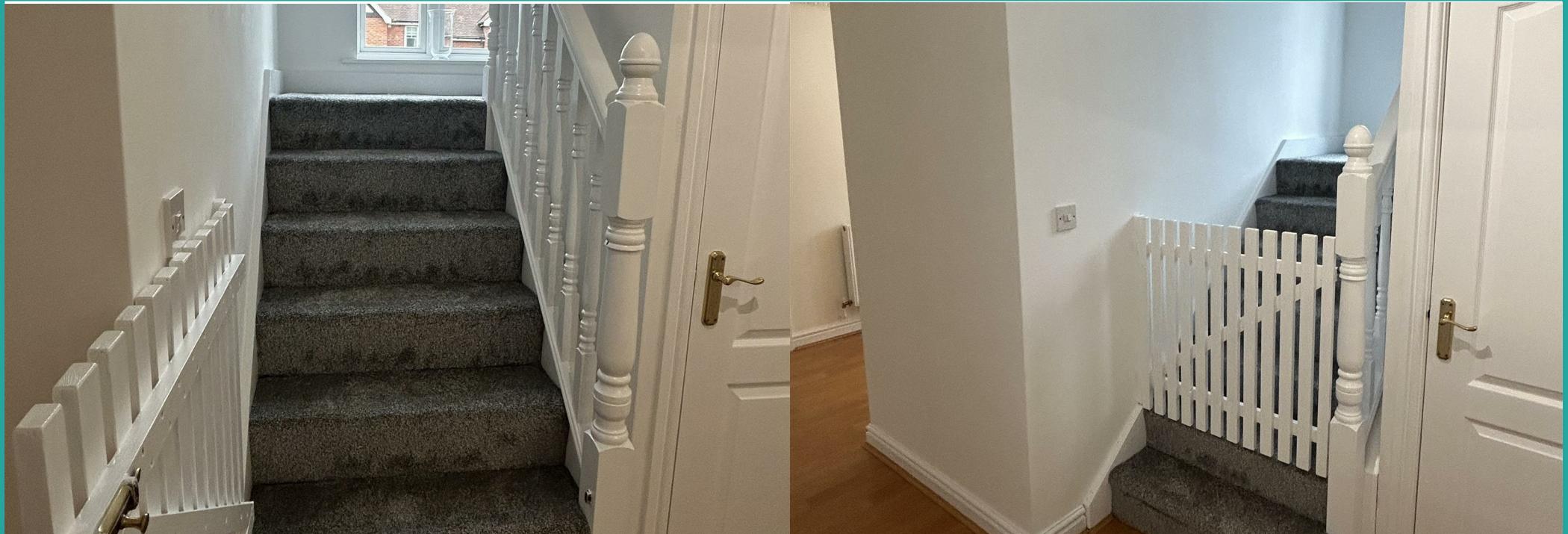
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

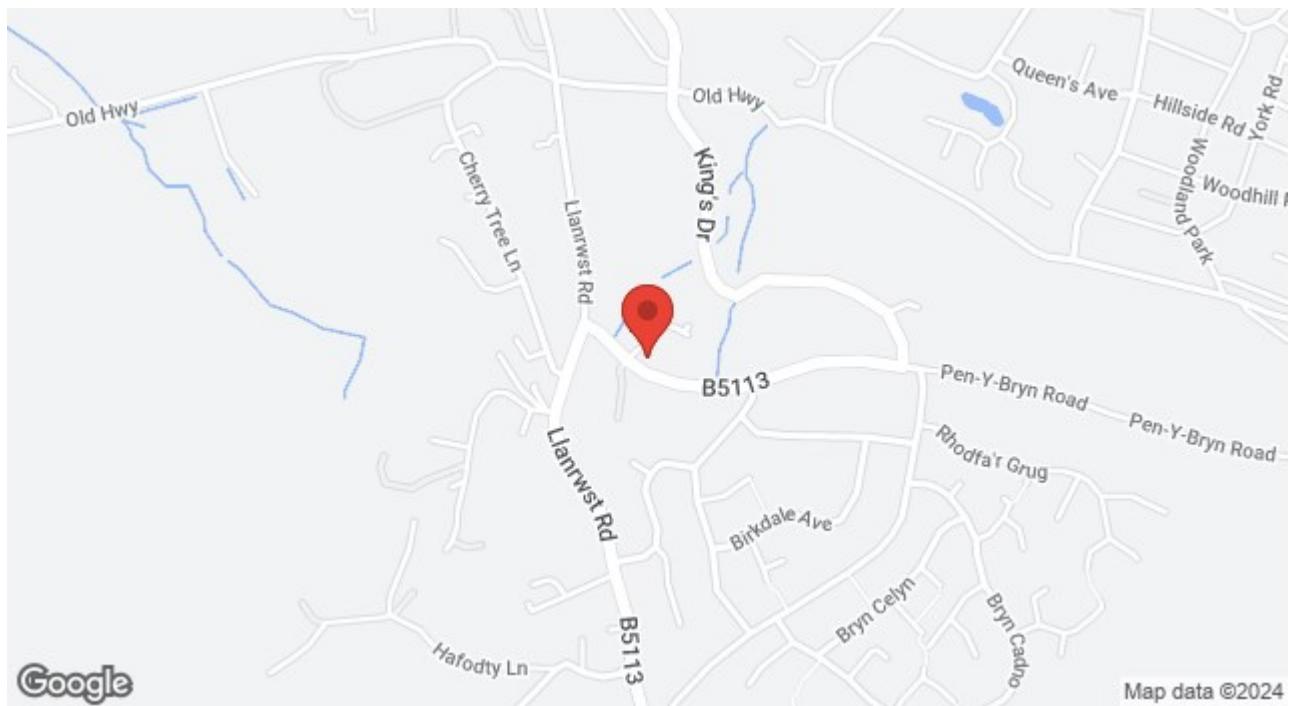
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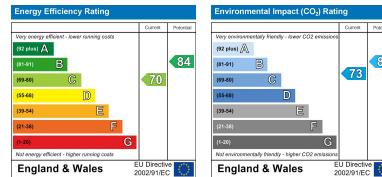
AGENTS NOTES:

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