



Awelon Off Trawscoed Road
Llysfaen, Colwyn Bay LL29 8LQ

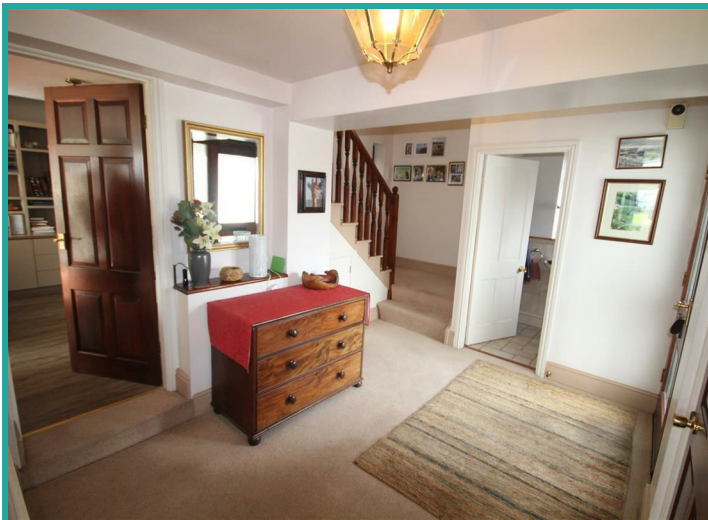
Asking Price £545,000



STERLING

ESTATE AGENTS & VALUERS

Outstanding DETACHED 4 DOUBLE BEDROOM FAMILY RESIDENCE of appeal, incredibly well appointed, occupying a most delightful country location, in its own grounds with KITCHEN GARDEN of about 2/3rds of an acre, yet only a few minutes drive to the A55 and 10 minutes walk to local shops and buses. The property enjoys the peace and quiet of the countryside from a stunning semi-rural setting with distant hill views. Approached off a quiet country lane with Garage/Store, Parking and additional gated access to the garden. The accommodation briefly affords HALL, CLOAKROOM, LARGE LOUNGE leading onto the lovely gardens, DINING ROOM, KITCHEN & SNUG, LARGE UTILITY and STUDY. Upstairs are the 4 DOUBLE BEDROOMS each with wardrobes FAMILY BATHROOM & SEPARATE W.C. The MASTER SUITE has its own en suite w.c and shower. The gardens have a southerly aspect consisting of mature lawns, a very productive and sheltered VEGETABLE PLOT, FRUIT CAGE, GREENHOUSE & TOOL SHED. A lovely garden ideal for outside entertaining. It is understood that the property dates back to the early 1900,s, probably built as a 2 up - 2 down miner's cottage. Awelon is now a lovely home of appeal. EPC 57D Potential 72C Ref CB7625



Entrance

Front door to HALL, central heating radiator, broom cupboard, under stairs cupboard

Cloakroom

W.C, wash hand basin, tiled floor and walls, under floor heating, porthole window and double glazed window

Lovely Lounge 23'3" x 12'5" (7.1 x 3.8)

Hardwood and double glazed bay window leading onto the gardens, wood burner, central heating radiator

Study 8'2" x 6'10" (2.5 x 2.1)

Vertical radiator, sloping ceiling

Dining Room 10'9" x 9'2" (3.3 x 2.8)

Double glazed bay window and seating, coved ceilings, central heating radiator

Kitchen and Snug 19'9" x 10'9" (6.02 x 3.3)

Stainless steel sink unit, double glazed window, range of base cupboards and drawers with work top surfaces, wall units, tiled floor, AEG electric hob, built in Neff electric oven and Bosch dishwasher, larder cupboard, peninsular unit and part room divider, dado rail, inset ceiling lights. The snug area has beamed ceilings, central heating radiator, double glazed, wood burner and brick fireplace, tiled hearth

Utility Room 10'9" x 6'9" (3.3 x 2.06)

Stainless steel sink unit, plumbing for washing machine, airing cupboard, hot water cylinder and pitched ceilings

First Floor

Stairway off the Hall to First Floor and Landing, central heating radiator

Bedroom 1 13'5" x 11'9" (4.1 x 3.6)

Fitted 4 door wardrobes, 2 double glazed windows, central heating radiator, double door wardrobe

En Suite Shower Room 8'6" x 5'2" (2.59m x 1.57m)

Shower cubicle and unit, heated towel radiator, double glazed, w.c, wash hand basin, wall mirror

Bedroom 2 14'9" x 11'9" (4.5 x 3.6)

Vanity wash hand basin, 2 double door wardrobe units, central heating radiator, double glazed

Bedroom 3 10'9" x 8'10" (3.3 x 2.7)

Double door wardrobe unit, double glazed, central heating radiator

Bedroom 4 11'1" x 6'2" (3.4 x 1.9)

Double glazed window and secondary glazed window, louvre door wardrobe cupboard, central heating radiator

Separate W.C

Wash hand basin, w.c, part panelled walls, heated towel radiator, tall cupboard

Family Bathroom 7'2" x 6'6" (2.2 x 2)

Panel bath, vanity wash hand basin, heated towel radiator, secondary glazed and double glazed windows, tiled walls, Triton shower unit, shaver point. Separate w.c

Outside

Driveway and parking for 2-3 cars, GARAGE divided into a STORE and WORKROOM, double doors, power and light laid on, personal door. Further along the road are double gates giving another access for vehicles into the gardens,

The Grounds

Awelon stands in mature grounds extending to approximately 2/3rds of an acre, mainly to the front and side of the property consisting of mature lawns, Birch Tree, hedges having a southerly aspect. To the side is a productive and sheltered KITCHEN GARDEN., FRUIT CAGE, GREENHOUSES and TOOL SHED.

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

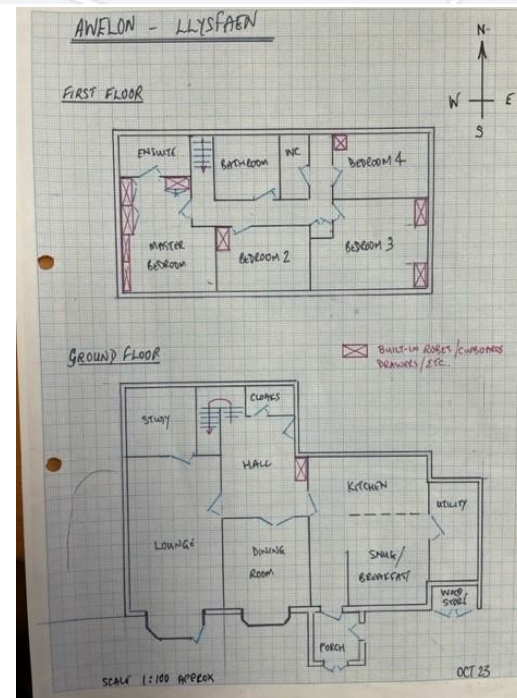
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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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