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£645,000

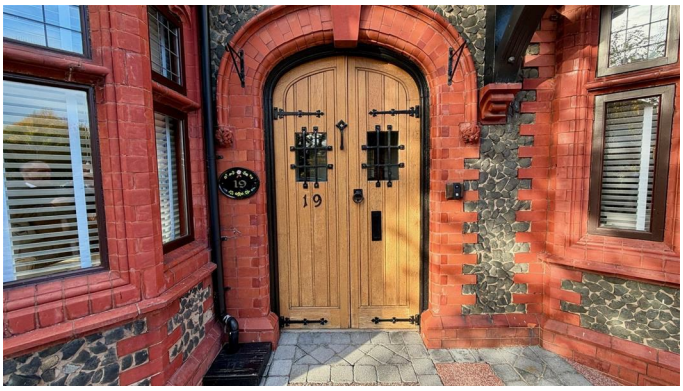
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AN IMPOSING DETACHED FOUR BEDROOM LATE VICTORIAN PERIOD RESIDENCE (c1898) situated in a highly desirable location within minutes walking distance of the Cayley Promenade. It offers contemporary family living mixed with the property's many period character features. The well planned and beautifully updated accommodation comprises:- Oak double opening front doors to vestibule; reception hall; 2-piece cloakroom; lounge with bay window; separate dining room with bay window; open plan kitchen-breakfast room with 'Country Ermine' range of Sage Green units and integrated appliances opening to the conservatory/family room (7.20m x 3.44m - 23'7 x 11'3); separate utility room; easy rising staircase from the reception hall to the ¾ landing; 4th bedroom; first floor landing; principal bedroom with modern en-suite four-piece bathroom; 2nd bedroom with en-suite three piece shower room; double sized 3rd bedroom and a beautiful four piece family bathroom. The property features gas fired central heating and double glazed windows . Outside - easily maintained gardens to the front and rear with off road parking for three to four cars and a large store room at the rear of the garden.

INTERNAL VIEWING ESSENTIAL TO APPRECIATE THE QUALITY AND CHARACTER OF THIS DETACHED RESIDENCE CONVENIENTLY SITUATED FOR THE VILLAGE, PROMENADE AND ALL LOCAL AMENITIES

The Accommodation Comprises:-

FEATURE ARCH WITH TIMBER DOUBLE OPENING DOORS



VESTIBULE

Inner upvc double glazed leaded coloured glass door with matching surround to the:

RECEPTION HALL



Coving and ornate mouldings, inset display niche, oak flooring, radiator.

CLOAKROOM

Vanity wash hand basin with storage and low flush w.c., tiling to dado height, oak flooring, under stairs storage with gas and electric meters, display shelving, upvc double glazed window.

LOUNGE 19'5" x 13'11" - maximum (5.92m x 4.25m - maximum)



Including feature bay window with modern fire surround with slated tiled back and hearth inset gas coal effect fire, deep covings and decorative ceiling rose, wood flooring, radiator.



DINING ROOM 14'9" x 14'4" - maximum (4.51m x 4.39m - maximum)



Including shelved alcove and feature bay window with marble fire surround and hearth with inset gas log effect fire, recesses with display shelving and double storage cupboard, decorative coving, ceiling, radiator.



RE-FITTED KITCHEN-BREAKFAST ROOM 23'7" x 11'3" - maximum (7.20m x 3.44m - maximum)



Including recess and doorway. Extensive range of 'Country Ermine' Sage Green matt base, wall, drawer, glass fronted units with Quartz sparkle worktops and uprights, under unit lighting, inset 1½ bowl 'Blanco' sink unit with mixer taps, integrated 'AEG' dishwasher, fridge/freezer, corner double pantry with shelving, further base and wall units with space for cooking range with sparkle Quartz splashback, 'AEG' cooker hood over, inset single sink unit with mixer tap, plinth lighting, integrated 'Neff' microwave, 'Karndean' wood effect flooring.



Arch through to the:



CONSERVATORY/FAMILY ROOM 15'3" x 11'11" (4.67m x 3.65m)



With leaded opening lights and bay window overlooking the landscaped rear garden, 'Karndean' wood effect flooring, plastic cladding to the ceiling.



Steps down from the kitchen to the:-

UTILITY ROOM 10'9" x 10'1" - maximum (3.30m x 3.09m - maximum)



Cream wall and base units, complementary worktop surface, 1½ bowl sink unit, plumbing for an automatic washing machine and space for dryer, laminate floor, cupboard with storage and 'Baxi' gas central heating boiler, 2 upvc double glazed windows, double glazed door to the garden.

From the reception hall a turned easy rising staircase with decorative carvings leads to the:-

¾ LANDING

Feature leaded glazed window.

BEDROOM 4 10'10" x 10'5" (3.31m x 3.18m)



Laminate floor, radiator, built-in storage, upvc double glazed window to rear .

GARDEN VIEW FROM BEDROOM 4



FIRST FLOOR LANDING



Radiator, access to roof space which is fully floored, power and window.

PRINCIPAL BEDROOM 14'10" x 13'6" (4.54m x 4.12m)



Including wide range of fitted wardrobes, cupboards and drawers, kneehole dressing table, radiator, downlighters, upvc double glazed window to the front. Walk-in wardrobe and storage



EN-SUITE BATHROOM 9'6" x 5'7" (2.90m x 1.71m)



Panel bath with shower attachment, separate shower cubicle, vanity wash hand basin and w.c, mirror cabinet, tiled floor, ladder style radiator, upvc double glazed window.

BEDROOM 2 14'4" x 13'10" (4.38m x 4.23m)



Including en-suite.



FULLY TILED EN-SUITE



Shower cubicle with sliding door, vanity wash hand basin and low flush w.c., towel radiator, extractor fan, laminate floor.

BEDROOM 3 13'11" x 11'3" - maximum (4.26m x 3.45m - maximum)



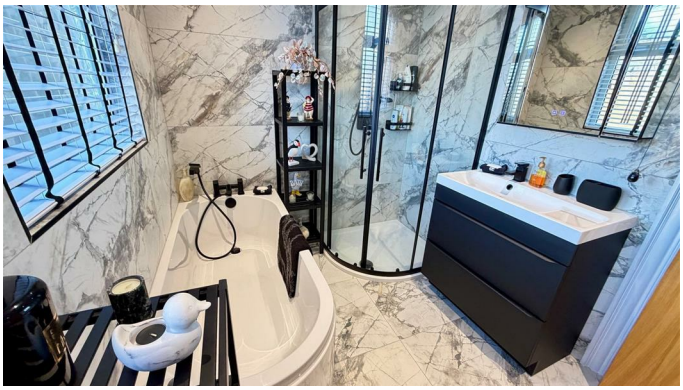
Including fitted wardrobe, matching dressing table, drawers, shelved alcove, radiator, upvc double glazed window to the rear.



RE-FITTED FAMILY BATHROOM 9'3" x 6'11" (2.83m x 2.11m)



Fully tiled floor and wall tiles with decorative tiles, White suite comprising shaped panel bath with mixer tap and shower attachment, corner shower stall, double vanity wash hand basin, close coupled w.c, ladder style radiator, mirror cabinet with light, extractor, 2 upvc double glazed windows.



OUTSIDE

2 stone pillars to:-

RESIN DRIVEWAY TO THE FRONT

Provides off road parking for 4 plus cars.

FRONT GARDEN

Landscaped. Pathway and side gate to the:-

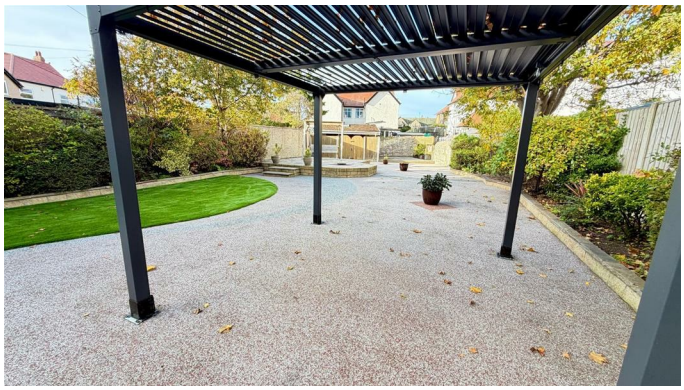
REAR OF PROPERTY



LOW MAINTENANCE FAMILY GARDEN



Mature borders and raised deck with timber balustrade, stone walled and fenced boundaries. Raised paved patio/seating area, imitation grass area, shrubs, trees, decorative resin seating area and area leading down the garden.



LARGE DETACHED GARDEN STORE ROOM

At the far end of the garden

TENURE -

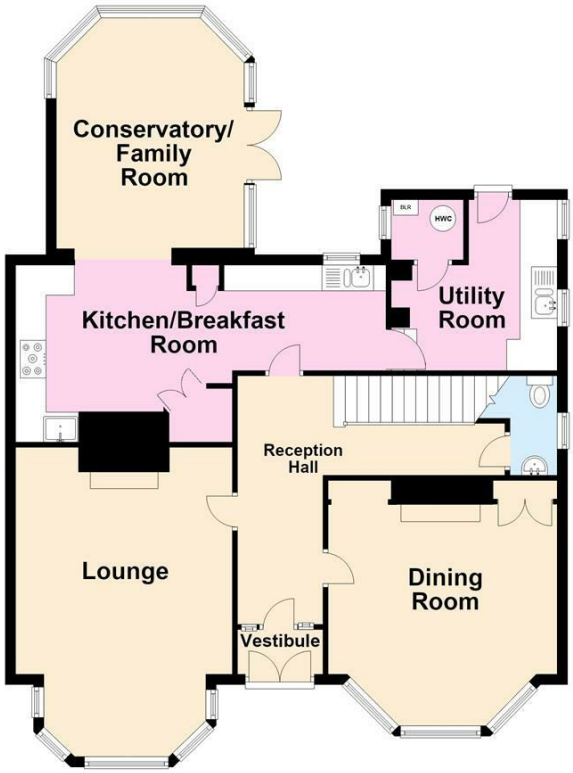
The property is held on FREEHOLD Tenure

COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

Ground Floor

Approx. 111.5 sq. metres (1200.4 sq. feet)



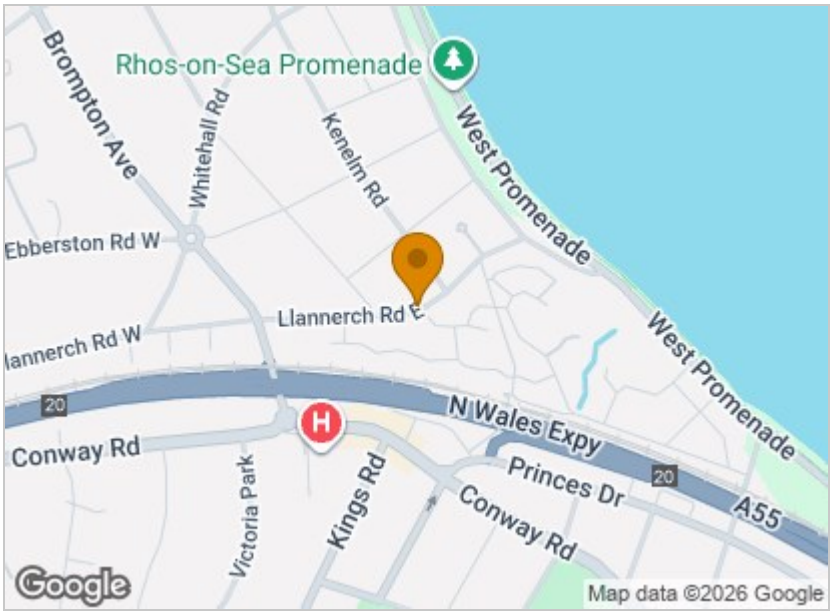
First Floor

Approx. 91.2 sq. metres (981.8 sq. feet)

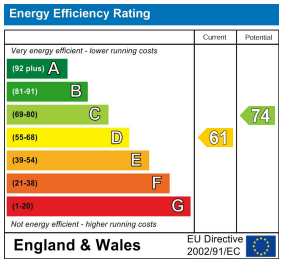


Total area: approx. 202.7 sq. metres (2182.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From opposite Fortes Cafe/Restaurant on the promenade in Rhos-On-Sea follow the road in the direction of Colwyn Bay. Turn 2nd right on to Cayley Promenade and follow the road onto the Cayley Embankment, Llannerch Road East is the 5th turning on the right and No. 19 is on the right hand side within 250 yards. REF: A990 03/11/26 Rev 12/11/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.