

Thornlea Cottage, 142
Llanrwst Road, LL28 5YL

Asking price
£495,000



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Homes with Passion & Style

THORNLEA COTTAGE, 142 LLANRWST ROAD, UPPER COLWYN BAY, CONWY LL28 5YL

DESCRIPTION

A beautifully presented detached home which has been lovingly updated and modernised by the present owners, whilst retaining the feeling of character and personality. Sitting in private landscaped gardens with tiered patios and flower beds, summer house and manicured front lawn with laurel hedging. There is ample driveway parking, a detached garage and utility area.

LOCATION

Thornlea Cottage is located on the outskirts of Upper Colwyn Bay, within distance of Rydal Penrhos private school, the much sought after Pen y Bryn primary school, Pen y Bryn restaurant and local shops. The location is ideal for access to the A55 expressway between Holyhead and Chester and also for enjoying the amenities in the popular Victorian seaside resort of Llandudno, the historic walled town of Conwy and surrounding areas.

ACCOMMODATION

All the rooms provide a light and airy feel and have been decorated in a tastefully neutral design. The spacious accommodation provides reception hall with turned staircase to the first floor, two good sized reception rooms, dining kitchen with stunning picture window overlooking the rear garden, side kitchen / pantry area, boot room and bathroom to the ground floor. On the first floor, the master suite has double opening doors onto the modern balcony area overlooking the rear garden and a modern en-suite shower room. There are two further double bedrooms and modern bathroom.

ENTRANCE

UPVC double glazed French doors with archway over and side panels, tiled flooring, uPVC double glazed window to side elevation.

RECEPTION HALL

Ceiling rose, coved ceiling, dado rail, radiator, turned stairway to first floor with understairs storage, telephone point. Stained window to front and uPVC double glazed window to side elevation, wood flooring, deep skirting boards.

DOUBLE ASPECT LOUNGE

5.31m bay to chimney breast x 4.55m (17'5" bay to chimney breast x 14'11") UPVC double glazed box bay window to front elevation, uPVC double glazed window to side elevation, ceiling rose, picture rail, dado rail, two radiators, wood flooring, two wall light points, decorative fire surround with marble effect back plate and hearth, free standing electric fire, deep skirting board, television aerial point.

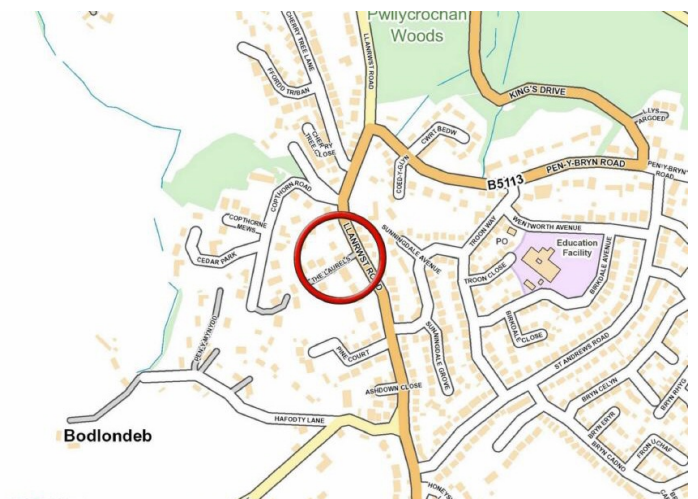
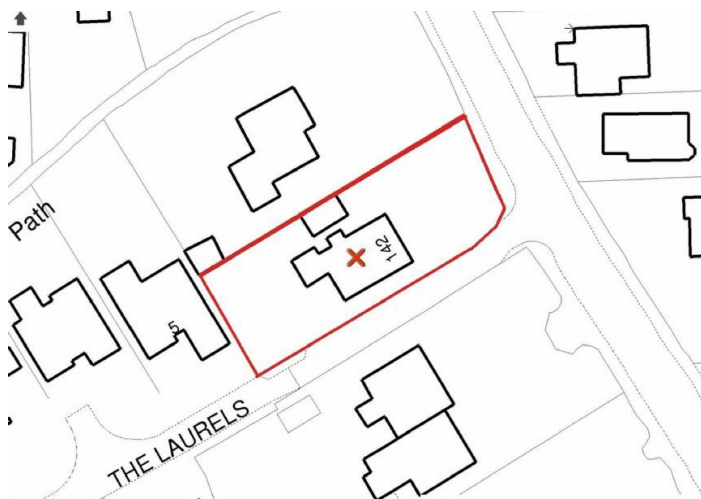
INNER HALLWAY

BOILER ROOM

UPVC double glazed frosted window to side elevation, coved ceiling, picture rail, part tiled walls, wood flooring, Valliant central heating boiler.

GROUND FLOOR BATHROOM

2.69m x 1.93m (8'10" x 6'04") UPVC double glazed frosted window to side elevation, coved ceiling, loft hatch, picture rail, three piece suite in white comprising panelled bath with shower taps and shower fitment over bath, w.c., pedestal wash hand basin, part tiled walls with decorative border, wood effect flooring, chrome ladder style heated towel rail.





SECOND LOUNGE

4.55m x 4.52m (14'11" x 14'10") UPVC double glazed windows to side elevation, ceiling rose, picture rail, dado rail, wood flooring, decorative fire surround with marble effect back plate and tiled hearth with inset living flame effect gas fire, television aerial point, radiator.

DINING AREA

4.60m x 2.62m max (15'01" x 8'07" max) Beamed ceiling, part timber clad walls, radiator, uPVC double glazed window to front elevation with tiled window sill, wood flooring. Opens to:

DOUBLE HEIGHT KITCHEN

3.81m x 3.61m (12'06" x 11'10") Fitted with a range of modern shaker style wall, base and drawer units with integrated appliances including slimline dishwasher, New World double oven and four ring gas hob with stainless





steel extractor hood over and splash back, space for washing machine, stainless steel 1.5 bowl Franke sink unit with mixer tap, complementary work surfaces and tiled splash backs, high level uPVC double glazed windows overlooking rear garden, two Velux roof lights, inset spot lighting, deep skirting board, wood floor continuing into:

SIDE KITCHEN/PANTRY AREA

2.13m x 1.75m to units (7' x 5'09" to units) UPVC double glazed window to rear elevation, built in cupboards to one wall with space for American style fridge freezer, timber cladding to two walls with wall mounted electric heater, wood flooring, beamed ceiling, deep skirting boards. Door to:

BOOT ROOM

2.13m to units x 1.98m (7' to units x 6'06") UPVC double glazed window to rear elevation, timber clad walls, built in cupboards to one wall, beamed ceiling, ceramic tiled floor, wall mounted electric heater. Side door leading to outside.

UTILITY ROOM

3.30m x 1.19m (10'10" x 3'11") Accessed from the side courtyard.

FIRST FLOOR LANDING

Turned staircase with wooden banisters, dado rail, spot lights, radiator, low level airing cupboard. Steps up to:

MASTER SUITE

4.60m max x 4.11m (15'01" max x 13'06") L-shaped. uPVC double glazed French style doors leading onto stainless steel and glass balcony, side windows, two Velux roof lights, wood flooring, radiator, under eaves storage, spot lights.

EN SUITE SHOWER ROOM

2.64m x 1.70m (8'08" x 5'07") Two Velux roof lights, fully tiled walls, shower cubicle with double headed shower fitment, NK Porcelanosa floating w.c. And floating wash hand basin with drawer below, complementary wood effect flooring, under eaves storage, chrome ladder style heated towel rail, shaver point, illuminated wall mirror, spot lights.







BATHROOM

1.83m x 1.70m (6' x 5'07") Fully tiled walls, complementary wood effect flooring, panelled bath with shower taps, NK Porcelanosa floating w.c. And matching pedestal wash hand basin with illuminated mirror over, shaver point, chrome ladder style heated towel rail, spot lights, extractor fan, Velux window.

BEDROOM TWO

4.52m max x 3.81m (14'10" max x 12'06") UPVC double glazed leaded window to front elevation with roof top sea views and overlooking front garden, radiator, built in wardrobes to one wall.

BEDROOM THREE

3.76m x 2.67m (12'04" x 8'09") UPVC double glazed window to side elevation, radiator.



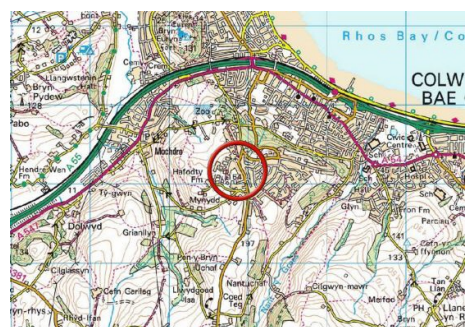
EXTERNALLY

FRONT GARDEN - Laid to two levels of lawn with stepped bank, established laurel hedging borders with an area laid to slate chippings with established shrubs. Driveway leading to front with parking and turning area, leads up to Detached Garage.

FEATURE ARCHWAY - Timber gates leading to the side courtyard with access to the Utility Room and rear garden.

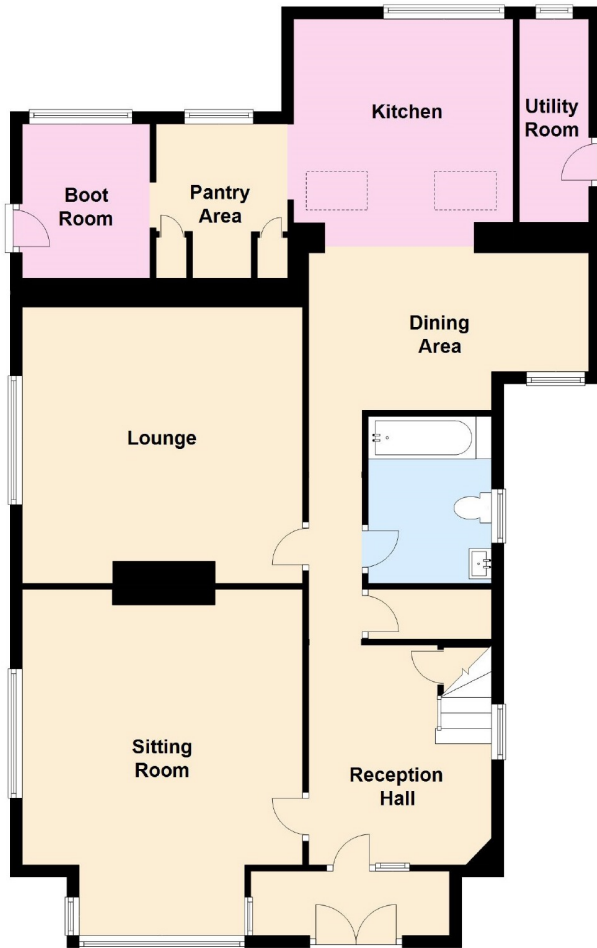
SOUTH FACING REAR LANDSCAPED GARDEN - Steps leading up to patio areas and lawn with beautifully established flower beds and borders, laurel hedging and fence boundaries, laburnum tree, summer house. Pathway leads around to the side courtyard providing access under a canopy porch to the boot room and also to the side country style garden with stepping stone paves, pebbles and side flower border.

DETACHED GARAGE 19'05" approx x 10'6" - Double opening doors, two windows to side and rear elevations, power and light.



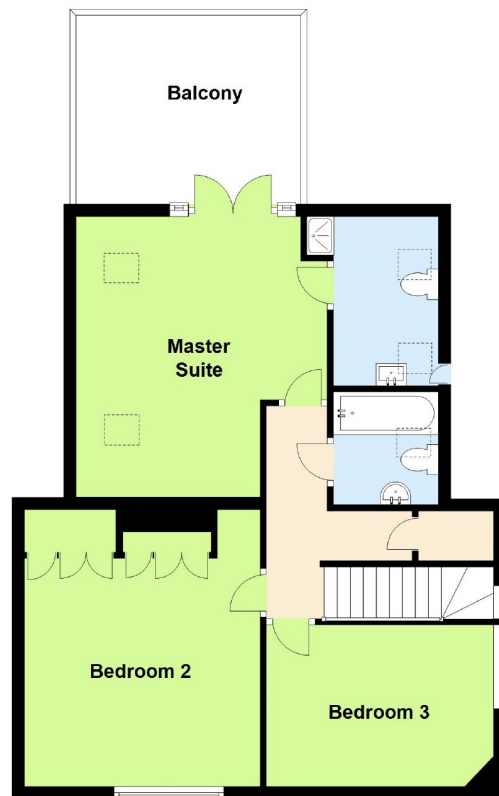
Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



DIRECTIONS: From our Rhos on Sea office turn left, at end of road turn right, at roundabout take second exit, at lights turn left, over pedestrian crossing then right onto Kings Road, continue up hill when reaching the top follow road to right onto Pen y Bryn Road, at junction turn left onto Llanrwst Road and Thornlea Cottage will be found further along on the right hand side.

TENURE AND COUNCIL TAX: We are informed by the vendors that the property is Freehold. Conwy County Borough Council Tax Band G.

SERVICES: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

VIEWING: Strictly by appointment through Anthony Flint Estate Agents.

RB/DJ Date: June 2017

Energy Performance Certificate

142, Llanrwst Road, COLWYN BAY, LL28 5YL

Dwelling type: Detached house Reference number: 8353-6025-9860-9330-0972
 Date of assessment: 30 May 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 May 2017 Total floor area: 171 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,361
Over 3 years you could save	£ 1,350

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 261 over 3 years	 You could save £ 1,350 over 3 years
Heating	£ 4,539 over 3 years	£ 3,330 over 3 years	
Hot Water	£ 420 over 3 years	£ 420 over 3 years	
Totals	£ 5,361	£ 4,011	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

92-100	A	77
81-91	B	
69-80	C	60
55-68	D	
39-54	E	35
21-38	F	
1-20	G	

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,002	
2. Floor insulation (suspended floor)	£800 - £1,200	£ 228	
3. Low energy lighting for all fixed outlets	£70	£ 117	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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