



**STERLING**

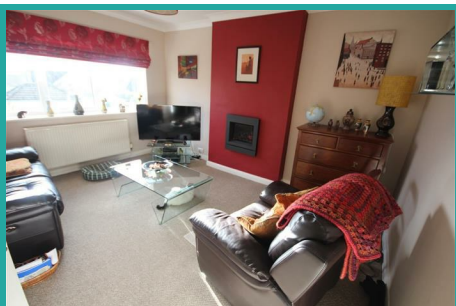
ESTATE AGENTS & VALUERS



## 26 Penrhyn Isaf Road, Penrhyn Bay, Llandudno LL30 3LT

**Asking Price £165,000**

Set well back from the road in a large front garden and CAR PARKING BAY, one of the nicest FIRST FLOOR PURPOSE BUILT APARTMENTS in the area occupying a convenient position within a short level walk of the Co-op, local shops, Surgery and bus services. The present owners have updated and improved the interior to a high standard and the property is highly recommended for viewing. From the FRONT ENTRANCE PORCH is the HALL and stairs to FIRST FLOOR, LOUNGE, FITTED GALLEY STYLE KITCHEN, 2 BEDROOMS, SHOWER ROOM. Of particular note is the drop down ladder onto the landing which gives access to the LOFT HOBBIES ROOM and further LOFT STORAGE ROOM. This area could be converted into 2 rooms subject to planning and building regulations. Although there is off road parking at the front of the property for convenience there is also a SINGLE GARAGE at the rear access from Redlands Close. The property is gas centrally heated and windows double glazed. EPC C71 Potential C77 Ref CB7153



### Entrance Porch

Double glazed front door, front door to Hall, storage heater, double glazed window, stairs to First Floor and Landing central heating radiator, double door wardrobe cupboard, cloaks cupboard, access to loft room

### Lounge

14'5 x 11'8 (4.39m x 3.56m)

Wall mounted gas fire, double glazed window to rear aspect and distant views, central heating radiator, coved ceilings

### Fitted Galley Style Kitchen

12'8 x 7'3 (3.86m x 2.21m)

Stainless steel sink unit, double glazed window, cream base cupboards and drawers with work top surfaces, wall units, central heating radiator, distant views to the Little Orme, plumbing for washing machine, built in electric induction hob unit and oven, splash back, larder unit

### Bedroom 1

13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to front aspect, central heating radiator, fitted wardrobes with 6 doors

### Bedroom 2

12'8 x 7'8 (3.86m x 2.34m)

At present being used as a dining room, double glazed window to rear aspect and distant views, coved ceilings central heating radiator

### Modern Shower Room

7'6 x 6' (2.29m x 1.83m)

Walk in shower and shower unit, vanity wash hand basin, w.c, tiled walls, double glazed window, heated towel radiator, mirror

### Attic Room

Drop down ladder onto the landing to the Attic Space

### Hobbies Room

16'6 x 10'3 (5.03m x 3.12m)

Central heating radiator and double glazed window

### Attic Storage Area

16'6 x 13'3 (5.03m x 4.04m)

### The Garage

Concrete Sectional Garage at the back of the property, access off Redlands Close

### The Gardens

The property is set well back from the road approached by a concrete pathway where there are flower borders to one side and lawn area with flower borders and sitting area to the other. Set into the front garden is an OFF ROAD CAR PARKING BAY

### AGENTS NOTE

Virtual Tour at [seavirtualtours.co.uk](http://seavirtualtours.co.uk)

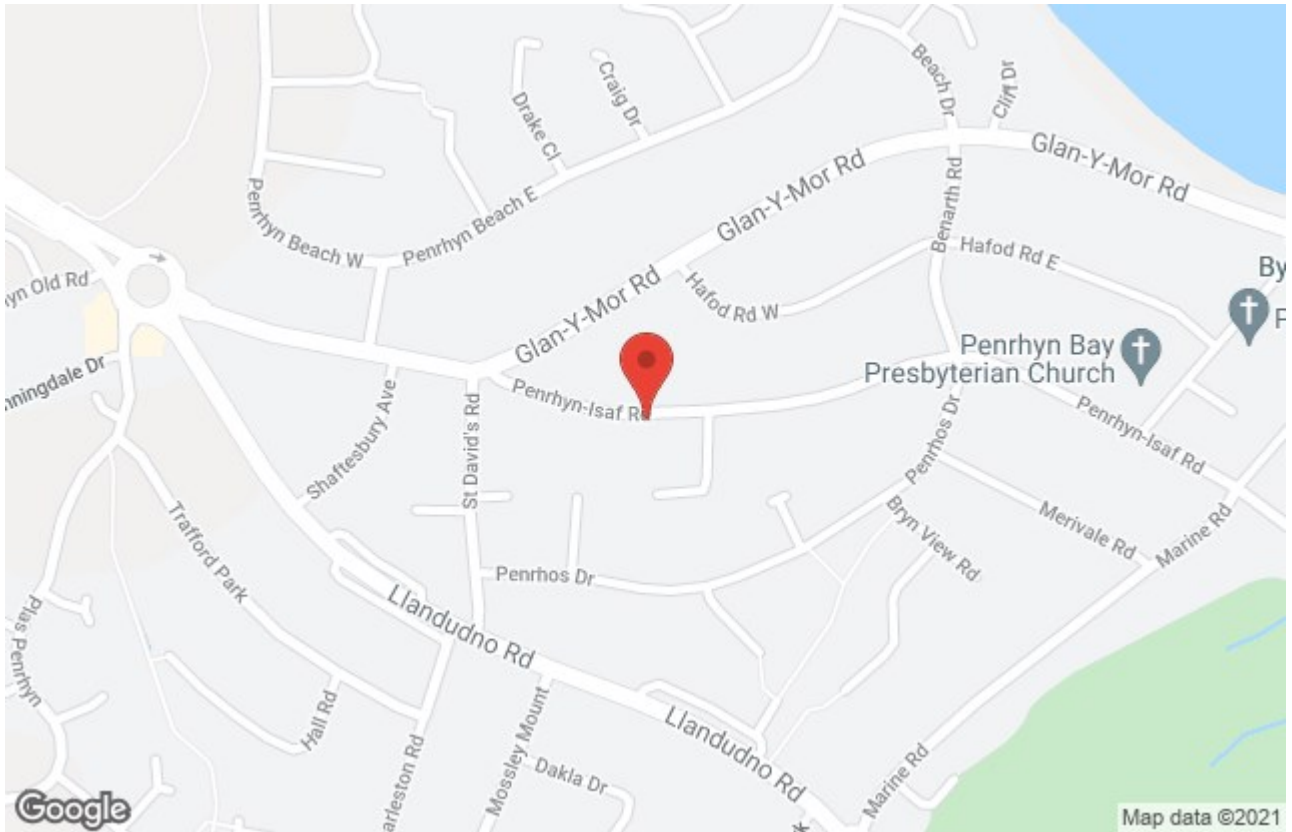
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		72	77
EU Directive 2002/91/EC			

**AGENTS NOTES;**

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