

Cherry Tree Lane, Colwyn Bay, Conwy

Asking Price: £495,000

Beresford Adams













.An exceptional, individually designed detached family residence offering spacious and versatile accommodation extending to approximately 2,479 sq ft (including garage and outbuildings), occupying a superb plot within a highly regarded residential road of quality homes.

Built by the current owners in 1992, this impressive home has been carefully maintained and is presented in excellent order throughout, providing generous living space ideally suited to modern family life.

The accommodation is approached via an attractive front porch leading into a welcoming reception hall with cloakroom/WC. The principal living areas comprise a substantial lounge with feature fireplace housing stove effect fire, ideal for both everyday family living and entertaining, together with a separate dining room. The well-appointed fitted kitchen breakfast room provides an excellent hub of the home and is complemented by a useful utility room.

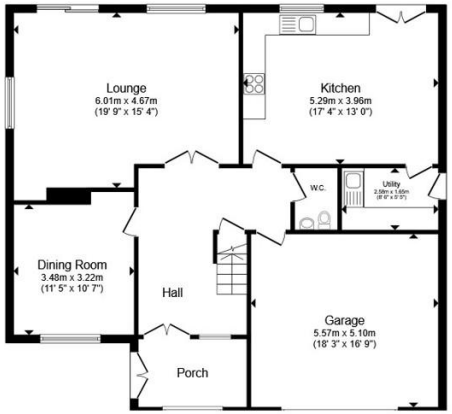
To the first floor are four excellent double bedrooms located off a gallery landing; including a spacious principal bedroom with en suite shower room, together with a family bathroom and a separate study, offering ideal space for home working.

Externally, the property enjoys a particularly attractive plot with established gardens, ample off-road parking and a double garage. A standout feature is the private courtyard area incorporating a substantial outbuilding and summer house, creating a wonderful space for hobbies, entertaining or additional lifestyle requirements.

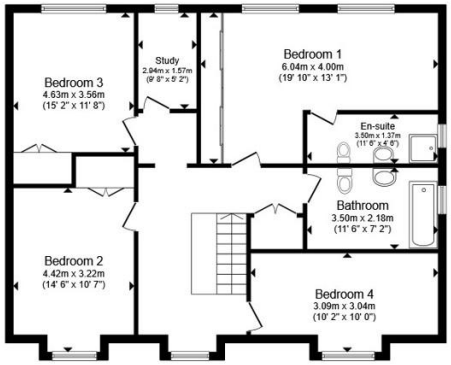
Further benefits include gas central heating, cavity wall insulation and double glazed windows throughout.



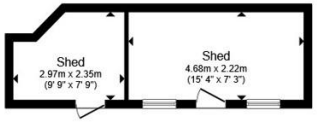




Ground Floor



First Floor



Outbuilding

Total floor area 229.4 m² (2,469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **G**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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