



STERLING

ESTATE AGENTS & VALUERS



UNITED KINGDOM
**PROPERTY
AWARDS**

WINNER 2018-2019

**61a Conway Road, Colwyn Bay
North Wales LL29 7LG**



Asking Price £465,000

61a Conway Road, Colwyn Bay, North Wales LL29 7LG

A unique opportunity to purchase a property of generous proportions and with vacant position. The property stands in a large plot on the corner with Pwllychrochan Avenue and has extensive car parking to the side of the house or a potential building plot, subject to local authority consent. The accommodation provided retains its character and offers great potential to make into a lovely family home. Briefly the accommodation extending to some 188 Sq Metres (2023 sq feet) provides HALL, CLOAKROOM, INNER HALL, STUDY/DINING ROOM, RECEPTION ROOM, LARGE LOUNGE, LARGE 21' NEWLY FITTED KITCHEN BREAKFAST ROOM On the First Floor there are 4 DOUBLE BEDROOMS, LARGE NEWLY APPOINTED BATHROOM and SEPARATE W.C. The house is gas centrally heated and windows double glazed. EPC E45 Potential C78 Ref CB7290

Entrance

7'11 x 5' (2.41m x 1.52m)

Double glazed front door to HALL laminate flooring

Cloakroom

Wash hand basin, w.c, 2 double glazed windows, central; heating radiator

Inner Hall

Central heating radiator, under stairs cupboard, double glazed window

Dining Room

11'3 x 9'9 (3.43m x 2.97m)

Double glazed leaded window, central heating radiator

Study

11'10 x 11'1 (3.61m x 3.38m)

Double glazed leaded window to front aspect, central heating radiator

Large Lounge

23'9 x 12'3 (7.24m x 3.73m)

Double glazed leaded bay window to side aspect, white fireplace surround, central heating radiator, bi folding doors into the large kitchen

Large Through Kitchen

19'10" x 12'1" (6.05 x 3.7)

Fitted with a range of base cupboards and drawers in grey, marble style work top surfaces, single drainer sink unit, 2 central heating radiators, 3 double glazed windows and back door, gas central heating boiler, built in dishwasher, stainless steel cooker hood and splash back

First Floor

Two part stairway from the Hall to First Floor Landing, double glazed leaded bay window, 2 built in cupboards, Washroom with w.c and wash hand basin

Bedroom 1

20' x 12'9 (6.10m x 3.89m)

Double glazed leaded bay window, wardrobe cupboard, central heating radiator

Bedroom 2

13'10 x 12' (4.22m x 3.66m)

Double glazed leaded window, wardrobe cupboard

Bedroom 3

13'3" x 9'10" (4.04m x 3.02m)

Double glazed window, central heating radiator

Bedroom 4

11'10 x 9'8 (3.61m x 2.95m)

Double glazed leaded window, central heating radiator

Large Bathroom

10'9" x 9'11" (3.3 x 3.04)

Panel bath, double glazed window, central heating radiator, double walk in shower tray and Triton shower, pedestal wash hand basin,

Outside

The property is approached through wide splayed ranch style double gates into a what was originally the car parking area. There is a wide pathway off Conwy Road which leads to the front door and the gardens to the front and side consisting of mature trees.

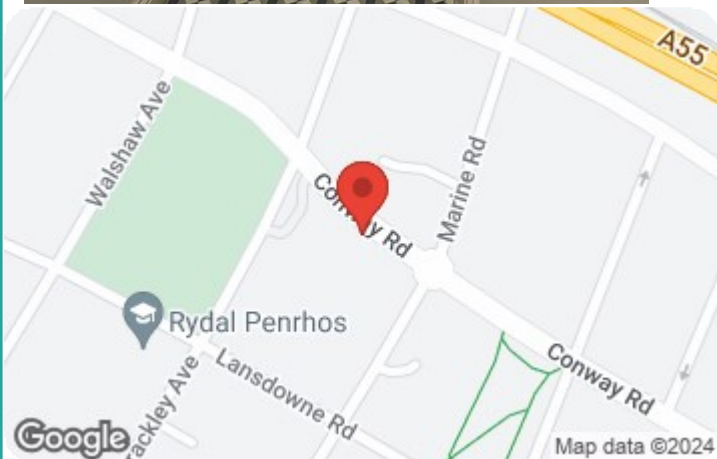
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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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			
		45	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		46	78
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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