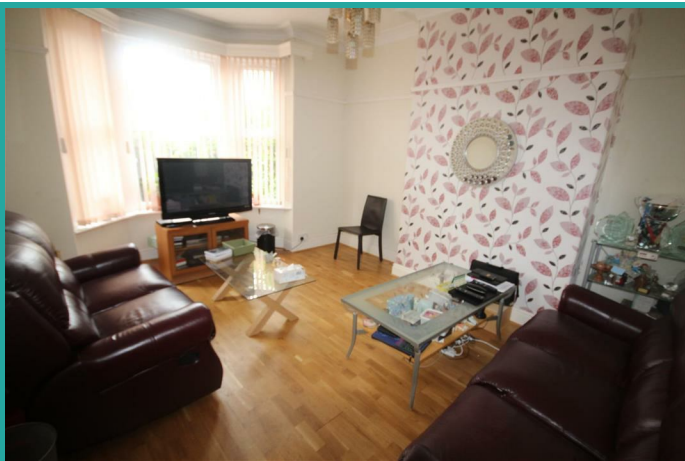




STERLING

ESTATE AGENTS & VALUERS

**3 Trevor Road, Colwyn Bay
North Wales LL29 8ED**



Offers In The Region Of £240,000

3 Trevor Road, Colwyn Bay, North Wales LL29 8ED

A surprisingly spacious MIDDLE ROW 4 BEDROOM HOUSE well suited for family occupation. The property is situated in a convenient location, on the level within a short walk to the Railway Station, Colwyn Bay Shopping Centre and Morrisons. Across the road is Ysgol Nant-y-Groes Primary School and there are nearby footpaths giving easy access to the beach and Eirias Park. On two floors the accommodation affords HALLWAY, LOUNGE, LIVING ROOM, BREAKFAST ROOM, FITTED KITCHEN, UPSTAIRS FAMILY BATHROOM AND SEPARATE SHOWER ROOM. The house is gas centrally heated and windows double glazed. Energy Rating.C72 Potential B86 CB7391

Entrance

Double glazed front door to Porch, inner door to Hallway, oak flooring, central heating radiator

Lounge

15'7 x 12'5 (4.75m x 3.78m)

Double glazed bay window to front aspect, coved ceilings, central heating radiator, oak flooring

Dining Living Room

11'7 x 10'9 (3.53m x 3.28m)

Fireplace surround with tiled inset, double glazed window, central heating radiator

Breakfast Room

12'2 x 12'1 (3.71m x 3.68m)

Double glazed window, laminate flooring, dado rail, central heating radiator, under stairs cupboard, living flame gas fire and surround

Fitted Kitchen

11'8 x 7'8 (3.56m x 2.34m)

Range of Cherry Wood style base cupboards and drawers with terrazzo style work top surfaces, wall units, central heating radiator, breakfast bar, 4 ring gas hob unit, built in electric oven, double glazed window and back door, stainless steel sink unit, stainless steel splash back and cooker hood, built in dishwasher

First Floor

Stairway from the Hall to First Floor and Landing central heating radiator

Bedroom 1

15'3 x 11'5 (4.65m x 3.48m)

Double glazed bay window, central heating radiator

Bedroom 2

11'7 x 10'6 (3.53m x 3.20m)

Double glazed window, central heating radiator

Bedroom 3

12'1 x 8'5 (3.68m x 2.57m)

Double glazed window, central heating radiator

Bedroom 4

9'1 x 5'9 (2.77m x 1.75m)

Double glazed window, central heating radiator

Utility Bathroom

12'1 x 7'9 (3.68m x 2.36m)

Off bedroom 4, panel bath, pedestal wash hand basin, w.c, central heating radiator, plumbing for washing machine, double glazed window, gas central heating boiler

Shower Room

Shower cubicle, wash hand basin, w.c, double glazed window, central heating radiator, two tone tiled walls

Outside

Small walled rear yard with block flower planters

AGENT 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

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

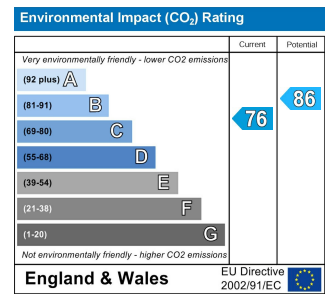
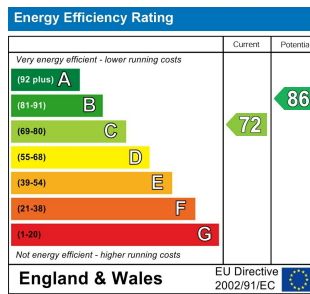
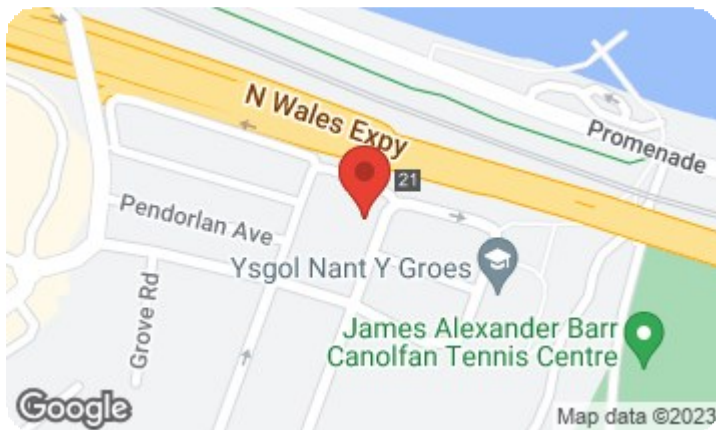
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.



AGENTS NOTES;

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- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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