



STERLING

ESTATE AGENTS & VALUERS

**Ferndale 23 Wynn Avenue, Old Colwyn
North Wales LL29 9RF**



Asking Price £285,000

Ferndale 23 Wynn Avenue, Old Colwyn, North Wales LL29 9RF

PART EXCHANGED CONSIDERED FOR A 4 BEDROOM PROPERTY, GARAGE, PARKING UP TO £450,000 - A traditional style SEMI DETACHED 3 BEDROOM HOUSE and LOFT ROOM of character and appeal located in a popular residential road of similar quality homes. The house is located near to Station Road just a short walk of the village shops, local schools and the promenade. The present owner has updated the house enlarging the KITCHEN & DINING ROOM - LARGE MODERN BATHROOM and DOUBLE GLAZING yet where possible still retaining the original features which were typical of house building around the 1930s Energy Rating D58 Potential B84 CB5906

Hall

Covered porchway tiled floor, double glazed front door in a wood grain design to HALL - central heating radiator, parquet flooring, under stairs cupboard

Lounge

14'1" x 13'9" (4.3 x 4.2)

Minster style fireplace with marble back and hearth, living flame gas fire, double glazed bay window, coved ceilings, central heating radiator

Dining Room

12'10" x 10'10" (3.9 x 3.3)

Amtico flooring, brick fireplace opening with wood burning fire installed, double glazed french doors to rear gardens

Kitchen

9'6" x 7'3" (2.9 x 2.2)

Range of Maple style base cupboards and draws with black granite work top surfaces, stainless steel sink unit, double glazed window, wall units, Amtico flooring, 5 ring gas hob unit built in oven, plumbing for washing machine

Landing

Pine stairway from Hall to First Floor and Landing

Bedroom 1

14'1" x 13'9" (4.3 x 4.2)

Double glazed bay window, central heating radiator

Bedroom 2

10'10" x 10'6" (3.3 x 3.2)

Double glazed bay window, central heating radiator

Bedroom 3

7'7" x 6'3" (2.3 x 1.9)

Double glazed window, central heating radiator

Loft Room

18'8" x 7'7" (5.7 x 2.3)

Approached by a folding loft ladder off the Landing, large double glazed velux window

Bathroom

9'2" x 7'3" (2.8 x 2.2)

Deep shower bath in white with shower and screen, wash hand basin on stand, w.c, central heating radiator, tiled walls in beige with mosaic tiled relief, 2 double glazed windows, Amtico flooring, heated towel radiator

Outside

The house stands in easy to manage gardens laid to lawn at the front sheltered and private from the road. Gravel driveway with off road parking. Private rear garden laid with timber decking and 2 useful stores

AGENTS NOTE

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

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.

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 58 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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