

# 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 1930,s 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 stle base cupboards and drawrs with black granite work top surfaces, stainlss 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 lader 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, tied 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.

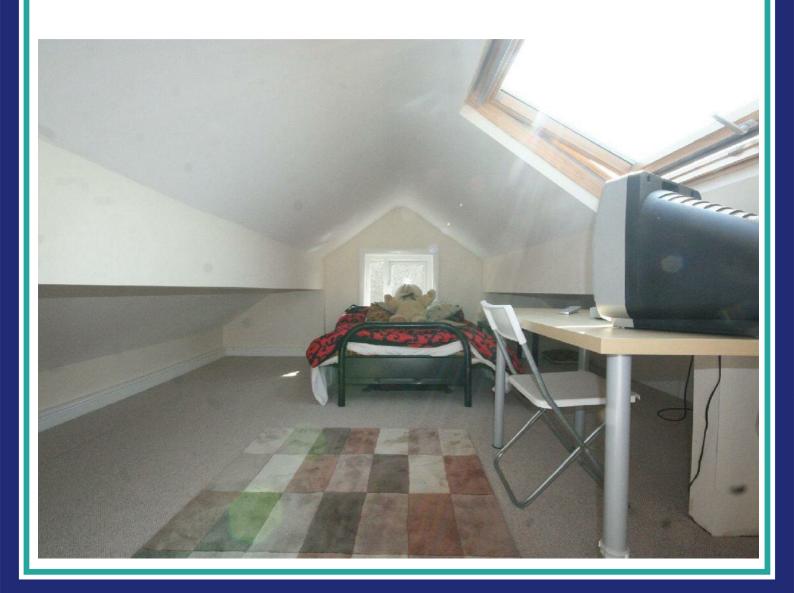
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.







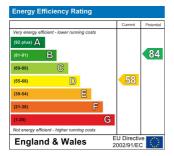


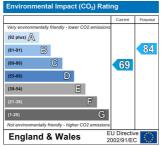












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