



**STERLING**

ESTATE AGENTS & VALUERS

**Mayfield 12 Seafield Road, Colwyn Bay  
North Wales LL29 7HB**



**Offers In The Region Of £234,950**

## Mayfield 12 Seafield Road, Colwyn Bay, North Wales LL29 7HB

Only an internal inspection will reveal this lovely presented home of character and appeal, beautifully updated and improved by the present owners. A traditional style 3 BEDROOM SEMI DETACHED HOUSE which has been altered and enlarged by making an additional LOFT ROOM accessed off one of the bedrooms which now doubles up as a DRESSING/STUDY. The gardens at the rear enjoy a private wooded setting backing onto the Old Highway. All ready to walk into the accommodation affords DINING HALL, LARGE LOUNGE with INGLENOOK FIREPLACE, FITTED KITCHEN BREAKFAST ROOM, COVERED PORCH, JACUZZI BATHROOM & SHOWER, GAS C.H and DOUBLE GLAZING. The occupies a pleasant position where there are distant sea views from the front. The town centre and schools for all ages are all conveniently situated. EPC D55 Potential B81 Ref CB7483

### Entrance

Double glazed front door

### Dining Hall

19'0" x 10'9" (5.8 x 3.3)

Meter cupboard, laminate flooring, double glazed, central heating radiator, fireplace surround

### Under Stairs Cloakroom

W.C and wash hand basin

### Bright Spacious Lounge

17'8" x 13'9" (5.4 x 4.2)

Double glazed bay window, 2 central heating radiators, laminate flooring, wide arched brick fireplace inglenook, windows either side, half round hearth and electric fire

### Fitted Kitchen

12'5" x 10'5" (3.8 x 3.2)

Stainless steel sink unit, double glazed window and back door, white base cupboards and drawers with wood grain effect work top surfaces, cooker extractor hood, built in dishwasher, fridge freezer, wine unit, wall cupboards, panelled ceilings and part walls, central heating radiator

### First Floor

Turned staircase off the Dining Hall to Upstairs, lovely stained glass leaded window of a yacht design

### Bedroom 1

11'5" x 10'9" (3.5 x 3.3)

Double glazed, laminate flooring, central heating radiator

### Bedroom 2

10'9" x 8'6" (3.3 x 2.6)

Double glazed window to rear garden aspect, central heating radiator, 3 door wardrobes unit with top cupboards above

### Dressing Room or Study

13'5" x 7'10" (4.1 x 2.4)

Originally bedroom 3, 2 double glazed windows with venetian blinds, central heating radiator

### Bathroom

8'6" x 6'10" (2.6 x 2.1)

Oval jacuzzi bath, w.c, pedestal wash hand basin, central heating radiator, double glazed window, central heating radiator, shower unit

### Loft Bedroom

17'0" x 11'5" (5.2 x 3.5)

Staircase off the dressing room, 2 double glazed velux, central heating radiator, roof void storage cupboard

### Outside

Decorative brick driveway with OFF ROAD PARKING

### The Gardens

Ornamental rear garden laid with coloured chippings. At the back of the house is a COVERED SITTING/DRYING AREA extending the width of the house, door onto the drive, Utility with plumbing for washing machine. The gardens again are ornamental sloping up to the Old Highway, private wooded setting,, Summer House

### 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**AGENTS NOTES;**

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