



STERLING

ESTATE AGENTS & VALUERS

**34 Dolwen Road, Old Colwyn
North Wales LL29 8UP**



Asking Price £325,000

34 Dolwen Road, Old Colwyn, North Wales LL29 8UP

Occupying a most pleasant position on the fringe of open countryside yet just a mile from the A55, Old Colwyn village and near to Old Colwyn Golf Course. A DETACHED 3 BEDROOM BUNGALOW set slightly above road level enjoying a lovely aspect from the front over distant hills and set in a long private rear garden. Of particular note is the INTEGRAL GARAGE with 2 USEFUL WORK ROOMS OFF. Double fronted in style the accommodation affords L SHAPED HALLWAY, LARGE LOUNGE, 22' KITCHEN DINING ROOM, SUN CONSERVATORY, EN SUITE WET ROOM, JACUZZI BATHROOM, GAS C.H AND DOUBLE GLAZING. EPC D65 Potential C77 Ref CB7308

Entrance

Double glazed front door to L shaped Hallway, central heating radiator, airing cupboard and gas central heating boiler

Lounge

16'9 x 13'5 (5.11m x 4.09m)

Central heating radiator, double glazed bow window to front aspect and distant hill views, fitted wood burner, coved and artexed ceilings

Fitted Kitchen Dining Room

22'8 x 8'9 (6.91m x 2.67m)

Single drainer sink unit, central heating radiator, cream base cupboards and drawers with grey work top surfaces, built in dishwasher, plumbing for washing machine, double glazed window and back door, gas Aga range, fitted wall units and glazed units

Conservatory

17'6 x 7'3 (5.33m x 2.21m)

Tiled floor, double glazed window, central heating radiator

Bedroom 1

12'9 x 10'6 (3.89m x 3.20m)

Central heating radiator, double glazed window, vanity wash hand basin

En Suite Wet Room

Tiled shower area in blue and grey, w.c, heated towel radiator

Bedroom 2

12'4 x 10'5 (3.76m x 3.18m)

Double glazed, central heating radiator

Bedroom 3

9'8 x 7'2 (2.95m x 2.18m)

Central heating radiator, double glazed window

Jacuzzi Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Jacuzzi bath, wash hand basin, w.c, pelmet lighting, tiled walls, designer circular towel radiator, wall mirror

Integral Garage

25'6 x 10'9 (7.77m x 3.28m)

Up and over door, power and light

Work Room

18'6 x 5' (5.64m x 1.52m)

The Gardens

Long lawn rear garden, private and secluded enjoying a southerly aspect, patio area, Green House and Hot Tub, the

garden slope down to the brook which runs through Willowbrook. Lawned front garden and borders

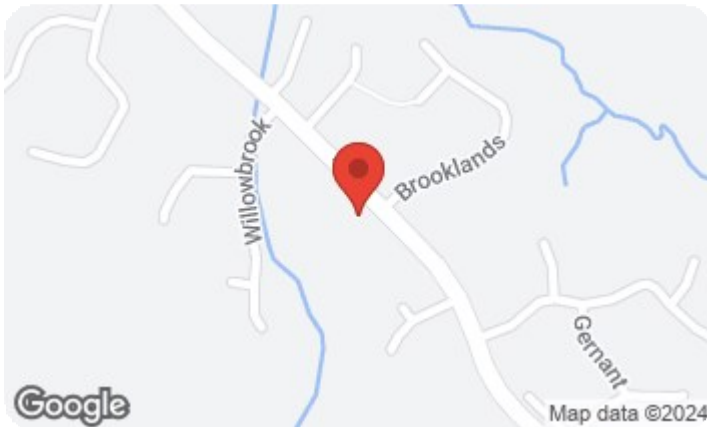
AGENTS NOTE

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.





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 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			
England & Wales		EU Directive 2002/91/EC	

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