



**STERLING**

ESTATE AGENTS & VALUERS

**9 Beach Road, Old Colwyn  
North Wales LL29 9PH**



**Asking Price £215,000**

## 9 Beach Road, Old Colwyn, North Wales LL29 9PH

Located just a short distance down Beach Road, minutes from the village centre, local shops and bus services, a most appealing 2 BEDROOM SEMI DETACHED HOUSE with DRIVEWAY & PARKING. The house stands slightly above road level and enjoys a pleasant outlook from the front overlooking the lovely gardens and stream to the former Tan-y-Coed mansion house. The small ornamental gardens are private backing onto Min-y-Don Park and the house is ideal for those looking for a property in a convenient location and with little upkeep in the gardens. The accommodation provided briefly affords FRONT PORCH, CLOAKROOM, LARGE LOUNGE, KITCHEN DINING ROOM leading into the SUN CONSERVATORY, FIRST FLOOR 2 DOUBLE BEDROOMS & BATHROOM. Gas central heating and double glazed. EPC 67D Potential 83C Ref CB7605

### Entrance

Double glazed front door

### Cloakroom

W.C, wash hand basin, double glazed

### Lounge

18'8" x 11'5" (5.7 x 3.5)

Marble fireplace and gas point, coved ceilings, central heating radiator, double glazed square bay window and side window, under stairs cupboard

### Kitchen Dining Room and Conservatory

15'6" x 10'7" overall (4.72m x 3.23m overall)

Stainless steel sink unit, base cupboards and drawers with wood strip design work top surfaces, stainless steel sink unit, wall units, gas central heating boiler, 4 ring gas hob unit, plumbing for washing machine built in oven, cooker extractor hood, central heating radiator, brick lower walls to the conservatory, windows double glazed, access to rear gardens

### First Floor

Landing, loft ladder to large attic space, boarded

### Bedroom 1

11'5" x 10'5" (3.5 x 3.2)

Double glazed, central heating radiator

### Bedroom 2

11'5" x 8'6" (3.5 x 2.6)

Double glazed, central heating radiator

### Bathroom

7'10" x 4'3" (2.4 x 1.3)

Panel bath, Mira shower, pedestal wash hand basin, w.c, part tiled walls, double glazed window, central heating radiator, laminate flooring

### Outside

Well stocked front garden with flowering plants and bushes, steps and wrought iron balustrading up to the front door.

Private ornamental rear garden with recessed sitting area, retaining walls and flowering plants and trees, Garden Shed with electric laid on. Driveway off Beach Road and parking for 2 cars

### 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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			83
(81-91) B			
(69-80) C		68	
(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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