



**STERLING**

ESTATE AGENTS & VALUERS



**12 Maes Madog, Old Colwyn, North Wales LL29 8LL**

**Asking Price £229,950**

With vacant possession and NO ONGOING CHAIN a DETACHED 2 BEDROOM LINKED BUNGALOW set back from the road with fine views from the front elevation to the distant hillside, ready to walk into and recommended for viewing. The bungalow stands in private sunny rear gardens and is within half a mile of Old Colwyn village, access onto the A55 expressway at the Marine Hotel roundabout and near to Old Colwyn Golf Course. Briefly the accommodation affords HALL, LOUNGE, KITCHEN DINING, 2 BEDROOMS, WET ROOM, GARAGE and PARKING, GAS C.H, DOUBLE GLAZING. Energy Rating 63D Potential 86B Ref CB7611



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## Hall

Double glazed front door

## Lounge

17'5 x 11'8 (5.31m x 3.56m)

Double glazed window to front aspect overlooking the fine hillside views, central heating radiator, coved ceilings, fireplace surround with marble inset and hearth, living flame gas fire

## Kitchen Dining

13'6 x 11'6 and 8'4 (4.11m x 3.51m and 2.54m)

Stainless steel sink unit, cream base cupboard and drawers with wood grain style work top surfaces, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood and splash back, central heating radiator, coved ceilings, double glazed windows to front and side, the front looking towards the hillside views, double glazed back door

## Inner Hall

## Bedroom 1

12'7 x 11'6 (3.84m x 3.51m)

Double glazed, central heating radiator, coved ceilings

## Bedroom 2

11'9 x 9'0 (3.58m x 2.74m)

Or could be used as an occasional garden lounge with double glazed french doors leading onto the south facing gardens, coved ceilings, central heating radiator

## Wet Room

Shower unit with rain shower head over and hand held shower, vanity unit with w.c. and wash hand basin, chrome towel rail, partly tiled walls, non slip flooring, access to loft hatch, upvc walls in shower area

## The Garage

16'9 x 8'6 (5.11m x 2.59m)

Driveway leading to the SINGLE GARAGE with up and over door, personal door at the rear. Ample parking and turning space on the driveway

## The Gardens

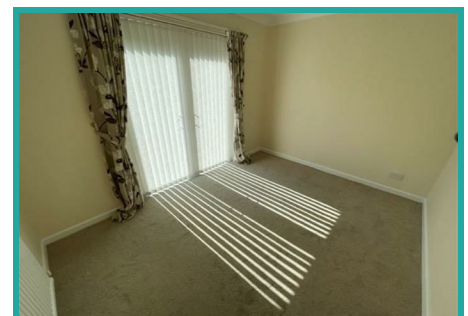
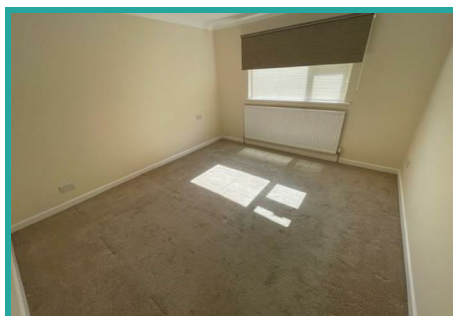
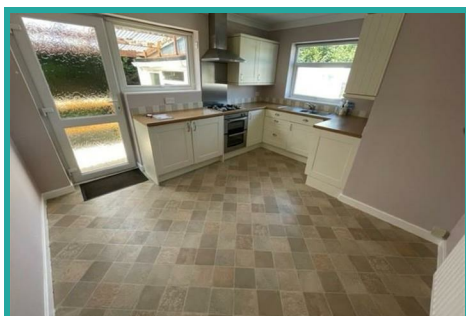
To the front of the house are 3 lawn areas, pathways to the side with lawn, flowering trees and stream running along the side boundary to the culvert. Private south facing rear garden with patio area and lawn

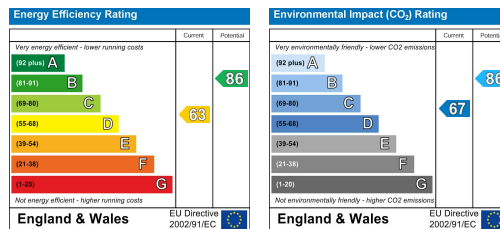
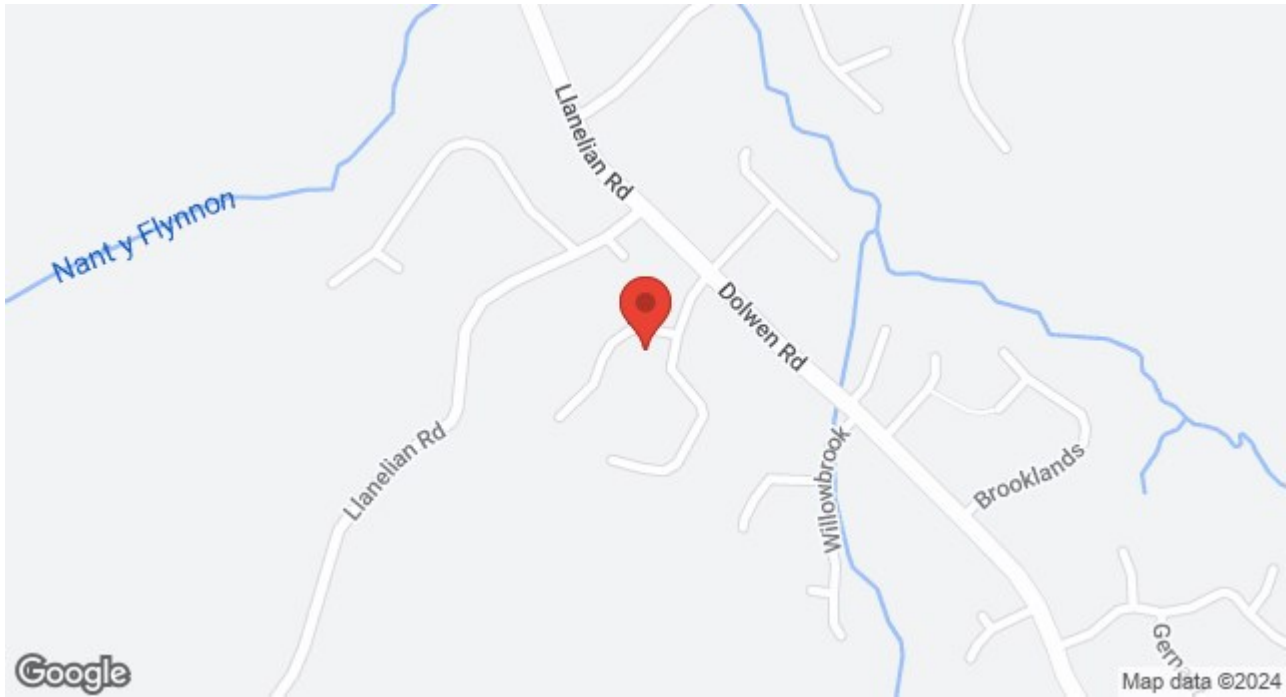
## AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





**AGENTS NOTES;**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477  
 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
 These sites could well find a buyer for your own home.



**No fee mortgage brokerage service**

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



**t: 01492 534477**

[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



**YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002