



STERLING

ESTATE AGENTS & VALUERS

**26 Victoria Road, Old Colwyn
North Wales LL29 9SN**



Asking Price £275,000

26 Victoria Road, Old Colwyn, North Wales LL29 9SN

Occupying a corner plot on the level in a popular residential area, within a short walk of the village amenities, Min-y-Don Park and the beach. A traditional style 3 BEDROOM SEMI DETACHED HOUSE brick built with pebble dashed elevations beneath a slate roof. The present owners have upgraded and improved the house to provide a lovely family home of appeal. On two floors the accommodation affords PORCH, HALL LARGE LOUNGE, CONSERVATORY, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, BOILER ROOM, MODERN BATHROOM & SHOWER, GAS C.H DOUBLE GLAZING, GARAGE/WORK ROOM. Energy Rating 43E Potential 81B. Rf CB7603

Entrance Porch

Hallway

Central heating radiator, laminate flooring

Large Lounge

19'4" x 11'1" (5.9 x 3.4)

Double glazed square bay window, living flame log effect gas fire, central heating radiator, double glazed patio doors to

Conservatory

9'6" x 6'6" (2.9 x 2)

Brick lower walls, windows double glazed, access to rear patio

Dining Room

12'5" x 11'9" (3.8 x 3.6)

Central heating radiator, laminate flooring, 2 double glazed windows

Fitted Kitchen

11'9" x 8'2" (3.6 x 2.5)

Range of deep blue wood grain style base cupboards and drawers and grey marble effect work top surfaces, breakfast bar, 2 double glazed windows, Lamona 4 ring gas hob unit, 2 ovens built in, dishwasher, single drainer sink unit, cooker extractor hood, central heating radiator, inset ceiling lighting

Utility Room

6'9" x 6'1" (2.06m x 1.85m)

Matching blue units and grey marble style work tops, laminate flooring, plumbing for washing machine, laminate flooring, double glazed

Cloakroom

W.C, wash hand basin, double glazed

Boiler Room

Gas central heating boiler, store space

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

16'0" x 10'9" (4.9 x 3.3)

Double glazed square bay window and window to rear, 2 central heating radiators

Bedroom 2

11'9" x 8'6" (3.6 x 2.6)

Double glazed, central heating radiator

Bedroom 3

11'9" x 5'10" (3.6 x 1.8)

Plus doorway, double glazed, central heating radiator

Bathroom

8'10" x 6'8" (2.7 x 2.05)

Panel bath, double shower cubicle and unit, laminate flooring, double glazed, pedestal wash hand basin, w.c, tiled walls, heated towel radiator,

Single Garage

Concrete sectional with pebble dashed elevations and up and over door, presently being used as a work room

The Gardens

Corner gardens laid with artificial grass, wide driveway with parking for 2, flower beds, brick and fenced boundaries with 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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





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		43	81
		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		45	81
		EU Directive 2002/91/EC	

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