



STERLING

ESTATE AGENTS & VALUERS

**20 Sunningdale Grove, Colwyn Heights
Colwyn Bay LL29 6DG**



Asking Price £259,950

20 Sunningdale Grove, Colwyn Heights, Colwyn Bay LL29 6DG

Set well back from the corner of a small cul-de-sac, on the popular Colwyn Heights development, a very well extended and improved 3 BEDROOM SEMI DETACHED HOUSE. The property stands in large private gardens to the back of the house with a long driveway providing plenty of off road parking and SINGLE GARAGE. All ready to walk into and with NO CHAIN the accommodation comprises HALL, CLOAKROOM, FRONT LOUNGE, FITTED KITCHEN BREAKFAST ROOM, LARGE EXTENDED 17' DINING ROOM with patio doors to the gardens, FIRST FLOOR 3 BEDROOMS and BATHROOM & SHOWER. The house is within a short walk of Ysgol Pen-y-Bryn, Store & Restaurant/Free House. Awaiting EPC. Ref CB7659

Entrance

Double glazed front door to Hall, central heating radiator, under stairs cupboard, oak flooring

Cloakroom

W.C, wash hand basin, double glazed, tiled walls and floor

Front Lounge

15'4" x 10'9" (4.69 x 3.30)

Double glazed window, central heating radiator, fitted wood burner, oak flooring, coved ceilings

Extended Rear Lounge

17'6" x 12'9" (5.33m x 3.89m)

Double glazed patio doors to rear gardens, coved ceilings, oak flooring, central heating radiator, archway to

Dining Room

10' x 9'2" (3.05m x 2.79m)

Oak flooring, double glazed window and back door, central heating radiator, coved ceilings

Superb Fitted Kitchen

11'4" x 9'3" (3.46 x 2.82)

Range of white base cupboards and drawers with black work top surfaces, 4 ring gas hob unit, built in electric oven, skirting lighting, built in fridge freezer, slate tiled floor, stainless steel cooker hood, stainless steel sink unit, built in dishwasher, pan drawers, plumbing for washing machine, central heating radiator

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

9'3" (plus wardrobes) x 8'6" (2.82 (plus wardrobes) x 2.60)

Double glazed window to front aspect, central heating radiator, 4 door wardrobe unit, coved ceilings

Bedroom 2

10'9" x 10'6" (3.29 x 3.21)

Double glazed window to rear garden aspect, central heating radiator, coved ceilings

Bedroom 3

9'2" x 7'4" (2.80 x 2.24)

Double glazed, central heating radiator, coved ceilings

Modern Bathroom & Shower

9'0" x 5'11" (2.76 x 1.82)

Panel bath, pedestal wash hand basin, w.c, quadrant shower cubicle and unit, double glazed window, cylinder airing cupboard and gas central heating boiler, part tiled walls, heated towel radiator

The Garage

17'6" x 15" (5.33m x 4.57m)

Long driveway off the cul-de-sac with ample parking leading to the wide SINGLE GARAGE, brick & block built, up and over door, double glazed window and personal door

The Gardens

Lawn at the front of the house with borders and hedges.

Large rear garden, part flagged and lawn, flower borders and plants.

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 These sites could well find a buyer for your own home.

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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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	

AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.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@sterlingstates.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.sterlingstates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.