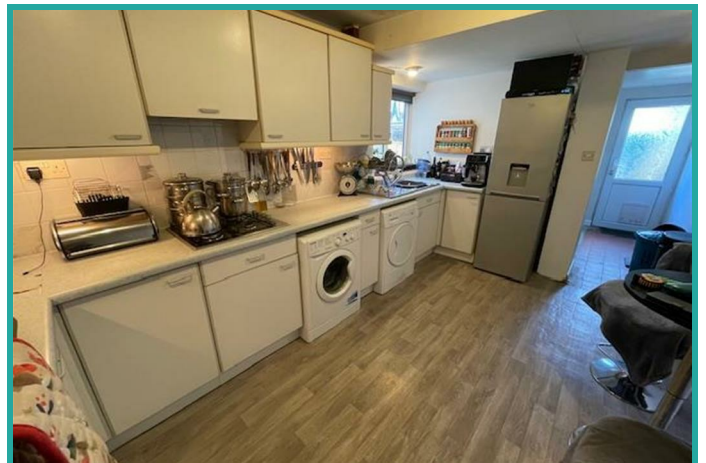




STERLING

ESTATE AGENTS & VALUERS

**The Haven 14 Canning Road, Colwyn Bay
North Wales LL29 8EB**



Asking Price £239,500

The Haven 14 Canning Road, Colwyn Bay, North Wales LL29 8EB

A surprisingly spacious 4 BEDROOM SEMI DETACHED HOUSE of appeal and character set in a large plot, mainly to the side of the property with plenty of off road parking and space for GARAGING, EXTENDING subject to planning. The house is located at the end of a small cul-de-sac within easy reach of the town centre, Railway Station, the beach and promenade and Shopping Precinct. The accommodation briefly affords PORCH - HALL - LOUNGE - LIVING ROOM - KITCHEN BREAKFAST ROOM - REAR UTILITY STORE - WASH ROOM - FIRST FLOOR 4 BEDROOMS - EN SUITE SHOWER - MAIN BATHROOM - GAS C.H - DOUBLE GLAZING. A lovely family home in a convenient location for town and schools for all ages. Energy Rating 41E Potential 84B Ref CB7666

Entrance

Leaded front door to Porch, inner door to

Hall

central heating radiator, coved ceilings, under stairs cupboard

Lounge

17'7 x 14'3 (5.36m x 4.34m)

Double glazed square bay window to front aspect, central heating radiator, coved ceilings, fireplace surround

Living Dining Room

15'9 x 11'5 (4.80m x 3.48m)

Double glazed square bay window to rear aspect, dado rail, central heating radiator, fireplace opening

Kitchen Breakfast Room

14'4 x 9'1 (4.37m x 2.77m)

Range of base cupboards and drawers, work top surfaces, wall units, 4 ring gas hob unit, built in electric oven, stainless steel sink unit, plumbing for washing machine, double glazed, vertical radiator

Utility Store

Wall and base cupboards, tiled floor, double glazed back door and window

Washroom

W.C and wash hand basin, larder cupboard

First Floor

Landing, built in cupboard, sea views, double glazed, 2 central heating radiators

Bedroom 1

14'8 x 10'4 (4.47m x 3.15m)

Double glazed leaded window to front aspect, central heating radiator

En Suite Shower Room

Quadrant shower cubicle and unit, pedestal wash hand basin, w.c, heated towel radiator, part tiled walls

Bedroom 2

10'4 x 10'4 (3.15m x 3.15m)

Double glazed, central heating radiator, fitted 5 door wardrobe unit

Bedroom 3

12'9" x 8'10" (3.9 x 2.7)

Double glazed, central heating radiator

Bedroom 4

14'1" x 10'9" (4.3 x 3.3)

Double glazed, central heating radiator

Bathroom

9'6" x 6'10" (2.9 x 2.1)

Oval bath, quadrant shower cubicle and unit, wash hand basin, w.c, tiled walls in a grey two tone design, double glazed, heated towel radiator

Outside

Of particular note are the main gardens to the side and rear of the house, well fenced and enclosed with plenty of off road parking, lawned areas, space for garaging and extensions subject to planning. There is a tin GARDEN STORE 12' x 9 and a timber garden store for a barbeque. Ornamental garden to the front

AGENT 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	83

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;

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