



STERLING

ESTATE AGENTS & VALUERS

**12 Grove Road, Colwyn Bay
Conwy LL29 8ER**



Offers In The Region Of £259,950

12 Grove Road, Colwyn Bay, Conwy LL29 8ER

Only an internal inspection will reveal this lovely 7 BEDROOM FAMILY HOME which has been beautifully updated, decorated and improved over the years by the present owners. Occupying a level position in a cul de sac, the property is within a short walk of the town centre, Shopping Precinct, Railway Station, beach and promenade. On three floors the accommodation affords PORCH, HALLWAY, THROUGH LOUNGE DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, SUN LOUNGE, EN SUITE BATHROOM, FAMILY SHOWER ROOM, PRIVATE DECKING GARDENS, GAS C.H and DOUBLE GLAZING. There is an outside W.C, Store and Parking. One of the nicest homes in the town. EPC 54E Potential 75C Ref CB7519

Front Porch

Double glazed inner door

Hall

Under stairs cupboard, central heating radiator, meter cupboard, coved ceilings

Through Lounge and Dining Room

Double glazed bay window to front aspect, slate fireplace and timber surround and multi fuel fire, coved ceilings, central heating radiator opening to Dining Room, double glazed, central heating radiator, wood burner with tiled back and surround

Fitted Kitchen Breakfast Room

White base cupboards and drawers with wood strip work top surfaces, 2 double glazed windows, pine style ceiling, plumbing for washing machine and dishwasher, wood burner, 4 ring gas hob unit, built in oven, splash back, cooker extractor hood, stainless steel sink unit, double glazed back door

Double Glazed Sun Lounge

First Floor

Stairway from Hall to First Floor and Landing central heating radiator

Bedroom 1

Double glazed bay window, central heating radiator

En Suite Bathroom

Panel bath, pedestal wash hand basin, w.c, double glazed window, part tiled walls, central heating radiator, door to bedroom 2

Bedroom 2

Double glazed, double door wardrobe cupboard, gas central heating boiler, door to en suite bathroom

Bedroom 3

Double glazed, central heating radiator

Bedroom 4

Double glazed window, vanity wash hand basin, central heating radiator, fitted top storage cupboards

Shower Room

Fitted quadrant shower cubicle with seat, steam jets, wash hand basin, w...c, double glazed, central heating radiator

Top Floor

Bedroom 5

Double glazed, vanity wash hand basin, central heating radiator

Bedroom 6

Double glazed, central heating radiator, laminate flooring

Bedroom 7

Double glazed

Outside

Lovely private decking garden, artificial grass, Outside Wash Room with w.c, wash hand basin, Store Room, Off Road parking for 2 cars

AGENTS NOTE

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		EU Directive 2002/91/EC	75

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	67

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.