



STERLING

ESTATE AGENTS & VALUERS

**24 Woodland Park, Colwyn Bay
North Wales LL29 7HA**



£319,950

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A lovely SEMI DETACHED FAMILY HOUSE of character and appeal set just below the Old Highway and the Pwlychrochan Woods in established private gardens. From the front of the house there are far reaching views over the town and out to sea and coastline. The upstairs originally had a 4th BEDROOM but this room now is converted into an additional SHOWER ROOM as well as the FAMILY BATHROOM. The remaining 3 BEDROOMS are all double size, one having a french door onto the FRONT BALCONY overlooking the stunning coastline views. On the ground floor there is a RECEPTION HALL - LOVELY LOUNGE - DINING ROOM and NEWLY FITTED KITCHEN. Where possible most of the original features remain. The gardens are a particular feature being private and sheltered at the back, very well tiered with a useful GARDEN/WORKROOM at the top. Energy Rating E50 Potential B83. Ref CB7685

Open Porchway

Stained leaded glass front door

Reception Hall

11'8 x 10'5 (3.56m x 3.18m)

Central heating radiator, decorative ceiling frieze, under stairs cupboard, red tiled open coal fireplace and surround

Lounge

17'5 x 12'3 (5.31m x 3.73m)

Mahogany open coal fireplace, tiled inset and slate hearth, bay window to front aspect overlooking the fine views, block flooring, central heating radiator, double doors to dining

Dining Room

12'4 x 10'5 (3.76m x 3.18m)

Square bay window to rear garden aspect, 2 central heating radiators, coved ceilings, opening to kitchen

Newly Fitted Kitchen

12'2 x 9'8 (3.71m x 2.95m)

Range of grey gloss style base cupboards and drawers with wood grain effect work top surfaces, 5 ring gas hob unit, Indesit electric double oven, stainless steel cooker hood and splash back, part tiled walls, inset ceiling lighting, built in dishwasher, plumbing for washing machine, skirting lighting to the base cupboards

First Floor

Landing

Bedroom 1

15'8 x 12'3 (4.78m x 3.73m)

Bay window, fine sea views, fireplace in the Art Nouveau style with tiled inset, decorative frieze

Bedroom 2

12'3 x 10'3 (3.73m x 3.12m)

Central heating radiator, aspect over the rear gardens, fireplace in the Art Nouveau style

Bedroom 3

11'9 x 9'3 (3.58m x 2.82m)

Central heating radiator, french doors onto the balcony, original fireplace

Bathroom

12'5 x 6'2 (3.78m x 1.88m)

Originally bedroom four /. Oval bath, wash hand basin, w.c, part tiled walls, tiled floor, heated towel radiator, coved ceilings, inset ceiling lighting

Shower Room

6'9 x 5'5 (2.06m x 1.65m)

Quadrant shower cubicle and unit, pedestal wash hand basin, w.c, central heating radiator, tiled walls, Worcester gas central heating boiler

Outside

The present owner has very well tiered the rear garden for ease of access and maintenance comprising two flagged areas and upper lawn. The garden is private and sheltered sloping upwards from the house, AT the top of the Garden is a useful 15' x 11' Garden/Work Room. The house is set well back from the road, slightly elevated laid to lawn and borders, lovely views to the sea and Rhos Point

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

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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	65

AGENTS NOTES;

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