



STERLING

ESTATE AGENTS & VALUERS

**95 St. Andrews Road, Colwyn Heights
North Wales LL29 6DN**



£335,000

95 St. Andrews Road, Colwyn Heights, North Wales LL29 6DN

An exceptional DETACHED 4 BEDROOM FAMILY HOME of modern design located on the favoured Colwyn Heights development. The house is set well back from the road in private rear gardens and located at the far end of the road with the junction onto Llanrwst Road. With vacant possession and NO ONGOING CHAIN the accommodation comprises ENTRANCE HALL, CLOAKROOM, LOVELY LOUNGE, DINING ROOM, KITCHEN BREAKFAST ROOM, LARGE UTILITY ROOM, BATHROOM & SHOWER, DRIVEWAY & GARAGE, GAS C.H & DOUBLE GLAZING. Nearby is Ysgol Pen-y-Bryn, local store and Restaurant/Free House. Colwyn Bay town centre and access onto the A55 at the West End is a few minutes away. EPC C70 Potential B81Ref CB7692

Entrance

Double glazed leaded front door to HALL, coved ceilings, central heating radiator

Cloakroom

W.C, vash hand basin, double glazed

Lovely Lounge

19'0" x 12'1" (5.8 x 3.7)

Coved ceilings, double glazed leaded bow window to front aspect and secondary glazed, marble fireplace with living flame gas fire, 2 central heating radiators, glazed double doors to

Dining Room

11'9" x 10'5" (3.6 x 3.2)

Double glazed, central heating radiator, coved ceilings

Fitted Kitchen

13'5" x 8'6" (4.1 x 2.6)

Range of maple style base cupboards and drawers with bronze design work top surfaces, double glazed and secondary glazed window overlooking the rear garden, single drainer sink unit, 4 ring gas hob unit, built in oven, stainless steel cooker hood, central heating radiator, larder cupboard, glazed wall units

Large Utility Room

10'9" x 7'10" (3.3 x 2.4)

Stainless steel sink unit, double glazed window and back door, wall and base cupboards, personal door to garage, central heating radiator, gas central heating boiler

First Floor

Stairway from the Hall to First Floor and Landing, double glazed, access to loft space, built in airing cupboard, coved ceilings

Bedroom 1

12'1" x 9'6" (3.7 x 2.9)

Double glazed and secondary glazed window, range of fitted wardrobes with 6 doors, coved ceilings

Bedroom 2

11'1" x 10'5" (3.4 x 3.2)

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

Bedroom 3

9'2" x 7'10" (2.8 x 2.4)

Double glazed and secondary glazed window, central heating radiator, wardrobe cupboard

Bedroom 4

10'9" x 6'2" (3.3 x 1.9)

Central heating radiator, double glazed and secondary glazed window, fitted double door wardrobe cupboard

Bathroom

8'2" x 7'6" (2.5 x 2.3)

Panel bath, shower taps, vanity wash hand basin, w.c, shower cubicle and unit, 2 double glazed windows, grey and sage design tiled walls, central heating radiator, pine style ceiling, vanity mirror and light,

The Garage

21'3" x 9'2" (6.5 x 2.8)

Roller shutter door, power & light laid on, personal door

The Gardens

Private rear garden with 2 lawn areas, stone retaining walls, steps up the the garden enclosed by fencing and walls, circular flower bed, the garden is sunny have a southerly aspect. Front garden with flower beds and 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

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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			
		70	81
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			
		72	81
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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