



**STERLING**

ESTATE AGENTS & VALUERS

**Hill Top 108 Peulwys Lane, Old Colwyn  
North Wales LL29 8YE**



**£359,950**

## Hill Top 108 Peulwys Lane, Old Colwyn, North Wales LL29 8YE

On the outskirts of the village, approached by a small private access road, A DETACHED 3-4 BEDROOM BUNGALOW of a unique design and of large proportions. The bungalow is set well back from the road in its own private gardens yet overlooking the surrounding countryside and distant coastline. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords ENTRANCE PORCH, LARGE LOUNGE, BEDROOM 1 with EN SUITE, LARGE FITTED KITCHEN BREAKFAST ROOM, BEDROOMS 2 & 3, BATHROOM & SHOWER, ADIITIONAL SHOWER ROOM, UTILITY. Upstairs is a SUPERB BEDROOM, RECEPTION ROOM or HOME OFFICE complete with fitted DESK COMPUTER UNITS and a roof terrace window system comprising eight double glazed windows that opens onto the BALCONY. Outside there are gardens to front and rear, driveway and GARAGE. Despite its quiet semi-rural location the property is not far from the village amenities, Doctors Surgery, Supermarket and access onto the A55 expressway. EPC 44E potential 85B Ref CB7421

### Entrance Porch

Glazed double doors, coved ceilings, glazed inner door

### Long L Shaped Hallway

Large walk in wardrobe cupboards, 2 central heating radiators

### Lovely Proportioned Lounge

25'11" x 15'8" (7.9 x 4.8)

Coved ceilings, 2 central heating radiators, double glazed picture window and two side windows

### Dining Room or Bedroom

16'6" x 13'1" (5.05 x 4.01)

Double glazed french door, 2 central heating radiators, coved ceilings

### Kitchen Breakfast Room

21'7" x 10'5" (6.6 x 3.2)

Stainless steel sink unit, wall and base cupboards and drawers, built in oven and hob, double glazed door, island serving unit and cupboards below, coved ceilings, double glazed window to garden aspect, plumbing for dishwasher

### Utility Room

11'5" x 8'10" (3.5 x 2.7)

Plumbing for washing machine, stainless steel sink, gas central heating boiler

### Bedroom 1

14'1" x 12'5" (4.3 x 3.8)

Built in 4 door wardrobe, coved ceilings, central heating radiator, fitted bookshelf units and display units

### En Suite Bathroom

13'9" x 6'10" (4.2 x 2.1)

Panel bath, pedestal wash hand basin, w.c, tiled walls, triangular shape shower cubicle and unit, central heating radiator

### Bedroom 2

14'1" x 12'9" (4.3 x 3.9)

Fitted 3 door wardrobe unit, 2 double glazed windows

### Shower Room

8'10" x 5'2" (2.7 x 1.6)

Shower cubicle and unit, w.c, wash hand basin, central heating radiator, tiled walls, vanity units

### Rear Hall

Central heating radiator, large cylinder airing cupboard, mirror door

### First Floor

Stairway off the Hall to Upstairs

### Magnificent Studio Room/Bedroom

23'1" x 13'5" (7.05 x 4.1)

This is a very versatile room which features 8 double glazed velux windows opening onto the BALCONY. There are glorious views from the balcony over the village, countryside and distant coastline views, 4 double glazed velux roof windows, fitted solid wood computer work station and matching double door storage cupboard

### Outside

Long driveway with plenty of off road parking, leading to the INTEGRAL GARAGE with up and over door. The property stands in a large plot set back from the road, mainly ornamental in the front, terrace area, crazy paved rear garden on two levels, brick retaining wall,

### 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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