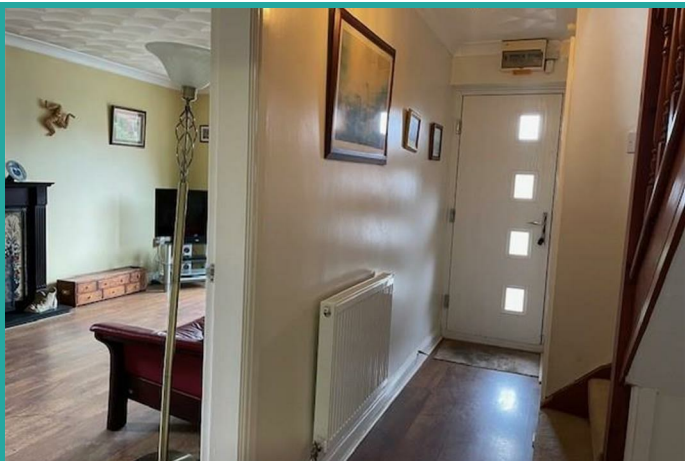




STERLING

ESTATE AGENTS & VALUERS

**12 Bryn Garan, Colwyn Heights
Colwyn Bay LL29 6DT**



£389,950

12 Bryn Garan, Colwyn Heights, Colwyn Bay LL29 6DT

Set in a small cul-de-sac on the popular Colwyn Heights in a large plot, A DETACHED 4 BEDROOM FAMILY HOME of modern design. The house is within a short distance of Ysgol Pen-y-Bryn, Local Store and Pub/Restaurant. The accommodation provided is well designed comprising HALL, LOUNGE, DINING ROOM, KITCHEN BREAKFAST ROOM with appliances, UTILITY ROOM & CLOAKROOM. The Master Bedroom has an EN SUITE SHOWER CUBICLE and there is a FAMILY BATHROOM. Outside gardens to front and rear, driveway and INTEGRAL GARAGE. The house is gas centrally heated and windows double glazed. Colwyn Bay town centre and access to the A55 at the West End is a short drive away. EPC C71 Potential B81 Ref CB7690

Entrance

Double glazed front door to HALL, central heating radiator, laminate flooring, coved and artexed ceilings

Lounge

19'4" x 10'9" (5.9 x 3.3)

Mahogany style fireplace surround with floral tiled inset, living flame gas fire, double glazed bay window to front aspect, coved and artexed ceilings, 2 central heating radiators, double glazed side window

Dining Room

10'0" x 9'6" (3.05 x 2.9)

Double glazed french doors to rear gardens, central heating radiator, laminate flooring, coved and artexed ceilings

Kitchen Breakfast Room

11'9" x 8'10" (3.6 x 2.7)

Stainless steel sink unit, white base cupboards and drawers with wood strip design work top surfaces, 4 ring gas hob unit, built in oven, cooker extractor hood, splash back, double glazed window, built in dishwasher, space for fridge freezer, central heating radiator

Utility Room

9'2" x 3'7" (2.8 x 1.1)

Double glazed, plumbing for washing machine, larder cupboard, gas central heating radiator

Cloakroom

W.C wash hand basin, double glazed

First Floor

Stairway from the Hall to First Floor

Bedroom 1

16'0" x 10'2" (4.9 x 3.1)

Double glazed, central heating radiator, laminate flooring

En Suite

7'2" x 3'11" (2.2 x 1.2)

Double shower cubicle and unit, vanity wash hand basin, w.c, heated towel radiator, double glazed, heated towel radiator, cream and grey tiled walls

Bedroom 2

13'4" x 8'6" (4.07 x 2.6)

Double glazed, central heating radiator, laminate flooring

Bedroom 3

11'1" x 10'9" (3.4 x 3.3)

Double glazed, central heating radiator

Bedroom 4

10'1" x 8'6" (3.08 x 2.6)

Double glazed, central heating radiator

Family Bathroom

6'7" x 5'2" (2.03 x 1.6)

White suite of panel bath, vanity wash hand basin, w.c, grey tiled floor, double glazed, heated towel radiator

The Garage

16'9" x 8'6" (5.11m x 2.59m)

Driveway off the cul-de-sac with of road parking leading to the INTEGRAL GARAGE, up and over door, power & light

The Gardens

Lawned gardens to front side and rear, widening either side to the back boundary, Garden Shed, timber fencing and boundaries

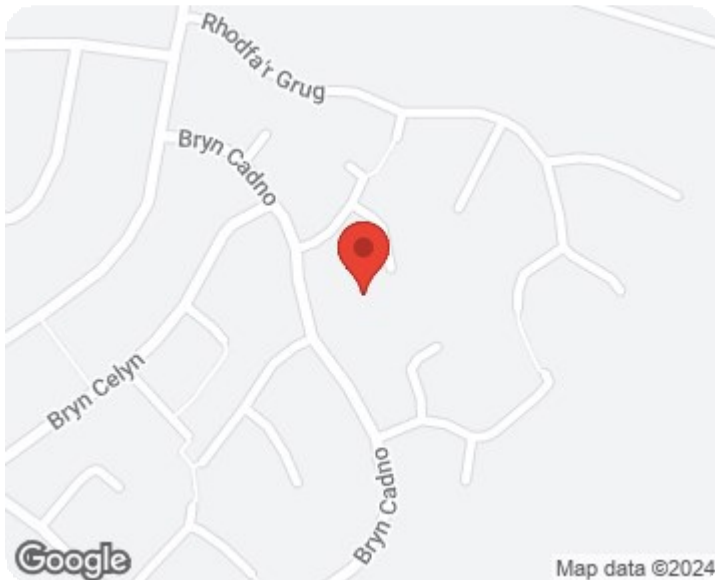
AGENTS NOTE

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.





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			
		71	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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