



9 Pine Court
Upper Colwyn Bay, North Wales LL28 5YL

Asking Price £495,000



STERLING

ESTATE AGENTS & VALUERS

A striking DETACHED 4 BEDROOM BUNGALOW, of large proportions, having a 'mediterranean' influence. Located in a small cul-de-sac off similar individual homes, the bungalow is set in mature private sunny gardens having a pleasant outlook over the surrounding neighbourhood. All in excellent order throughout and highly recommended for viewing. Approached by three archways to a covered entrance and LONG HALLWAY, LOUNGE, EXCELLENT FITTED KITCHEN DINING ROOM, CONSERVATORY ONTO THE GARDENS, MASTER BEDROOM WITH EN SUITE SHOWER, MAIN BATHROOM, DOUBLE GARAGE, GAS C.H, DOUBLE GLAZED. For the DIY enthusiast there are 2 excellent underfloor WORKROOMS. Located nearby is Ysgol Pen-y-Bryn, Restaurant/Inn and Local Store. Colwyn Bay town centre and access onto the A55 at the West End is a short drive away. EPC 72C Potential 82B Ref CB7706



L Shaped Hallway

Coved ceilings, double door cloaks cupboard, 2 central heating radiators, built in airing cupboard and gas central heating boiler

Lounge 19'4" x 14'1" (5.9 x 4.3)

' Hole in the Wall' log burner, double glazed picture window to front aspect, coved ceilings, 2 central heating radiators, glazed double doors to

Dining Room 12'9" x 10'5" (3.9 x 3.2)

Coved ceilings, central heating radiator, double glazed french doors into the conservatory, opening into the kitchen

Fitted Kitchen 12'1" x 10'9" (3.7 x 3.3)

Range of base cupboards and drawers in cream with black work top surfaces, peninsular cupboards and breakfast bar, stainless steel sink unit, 4 ring electric hob unit, stainless steel cooker extractor hood, built in oven, wall units, wine store, coved ceilings, inset lighting, central heating radiator, larder cupboard

Conservatory 20'4" x 7'10" (6.2 x 2.4)

South facing, access onto the lovely gardens, lower walls brick, windows double glazed,

Bedroom 1 15'5" x 12'9" (4.7 x 3.9)

Double glazed french doors to rear gardens, coved ceilings, central heating radiator

En Suite Shower Room

Double shower cubicle, unit, w.c, wash hand basin, heated towel radiator, double glazed, central heating radiator

Bedroom 2 11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, coved ceilings

Bedroom 3 12'1" x 8'10" (3.7 x 2.7)

Double glazed, central heating radiator, coved ceilings

Bedroom 4 11'5" x 11'1" (3.5 x 3.4)

Double glazed, central heating radiator, coved ceilings

Bathroom 12'1" x 6'10" (3.7 x 2.1)

White suite of panel bath, quadrant shower cubicle and unit, heated towel radiator, pedestal wash hand basin, w.c, half tiled walls, coved ceilings, double glazed, inset lighting

Double Garage 22'3" x 17'4" (6.8 x 5.3)

Electric up and over door, wall cupboards, stainless steel sink, plumbing for washing machine

Workroom 1 19'0" x 14'1" (5.8 x 4.3)

Access off the side elevation leading into the useful underfloor work room

Storage/Workroom 11'5" x 9'6" (3.5 x 2.9)

The Gardens

The property stands in a large plot laid to lawn with stocked and established borders. The rear garden enjoys a sunny aspect with a decking area, lawns, raised beds and greenhouse

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

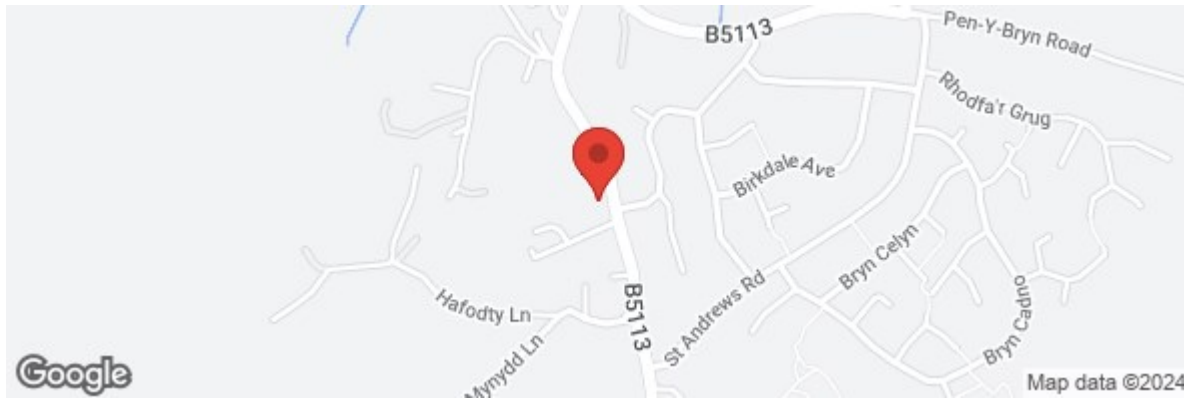
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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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.







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