



33 Bryn Cadno  
Colwyn Bay, North Wales LL29 6DW

£310,000



**STERLING**

ESTATE AGENTS & VALUERS

An immaculately presented 3 DOUBLE BEDROOM DETACHED HOUSE, built by Wilcon Homes in 2000 situated on the sought after Colwyn Heights. The home is generously proportioned and has a modern interior. A particular feature are the private gardens and lovely views to the sea in the distance from the rear elevations. Ready to walk into the accommodation affords HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM, CLOAKROOM, MASTER BEDROOM EN SUITE SHOWER, FAMILY BATHROOM, INTEGRAL GARAGE, PARKING FOR 2 CARS, GAS C.H, DOUBLE GLAZING. Located nearby is Ysgol Pen-y-Bryn, Restaurant/Inn and Local Store. Awaiting EPC Ref CB7702



### Entrance

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

### Lounge

16'8" x 10'5" (5.1 x 3.2)

Into double glazed square bay window, dado rail, coved ceiling, fireplace surround with marble back and hearth, living flame electric fire, central heating radiator, opening to the dining room

### Dining Room

10'9" x 7'6" (3.3 x 2.3)

Dado rail, coved ceilings, central heating radiator, double glazed patio doors into the conservatory

### Excellent Conservatory

14'5" x 10'9" (4.4 x 3.3)

Lower walls brick, windows double glazed, access onto the rear gardens, lovely aspect over the neighbourhood and distant sea views

### Kitchen

10'2" x 8'10" (3.1 x 2.7)

Stainless steel sink unit, range of cream base cupboards and drawers with grey pattern work top surfaces, double glazed window, plumbing for dishwasher, wall units, stainless steel cooker hood, 4 ring gas hob unit, built in electric fan assisted oven, deep under stairs cupboard

### Utility Room

7'11" x 6'6" (2.41m x 1.98m)

Stainless steel sink unit, plumbing for washing machine, double glazed, distant sea views

### Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

### First Floor

Stairway off the Hall to First Floor and Landing, central heating radiator, built in airing cupboard housing the Worcester gas central heating boiler, built in linen cupboard

### Bedroom 1

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

Double glazed window to rear aspect overlooking the

neighbourhood to the sea in the distance, central heating radiator, built in 3 door wardrobe unit

### En Suite Shower Room

Shower cubicle and unit w.c, wash hand basin, shaver point, double glazed, central heating radiator

### Bedroom 2

10'9" x 9'2" (3.3 x 2.8)

Central heating radiator, double glazed window, built in cupboard over the stairs, 5 mirror door wardrobe unit

### Bedroom 3

10'9" x 8'2" and 11'1" (3.3 x 2.5 and 3.4)

Double glazed, central heating radiator, double door wardrobe

### Bathroom

7'2" x 5'2" (2.2 x 1.6)

Panel bath, shower taps, pedestal wash hand basin, w.c, double glazed, shaver point, central heating radiator

### The Garage

16'11" x 8'2" (5.16m x 2.49m)

Wide driveway with parking space for 2 cars leading to the INTEGRAL GARAGE with up and over door, power & light laid on

### The Gardens

Lovely private rear garden enclosed with fencing laid to lawn, corner decking area, lawn at the front

### 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

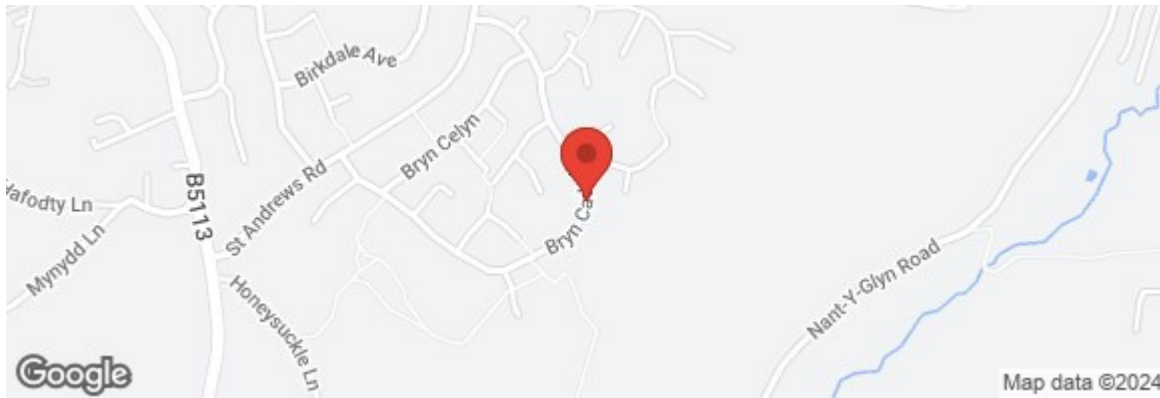
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IN ACCORDANCE WITH THE REQUIREMENTS OF THE ESTATE AGENTS (UNDESIRABLE PRACTISES) (NO2) ORDER 1991 SI 1991 NO 1032 AND THE ESTATE AGENTS (PROVISION OF INFORMATION) REGULATIONS 1991 SI 1991 NO 859 WE ADVISE THE SELLER OF THIS PROPERTY IS AN EMPLOYEE OF THIS COMPANY.







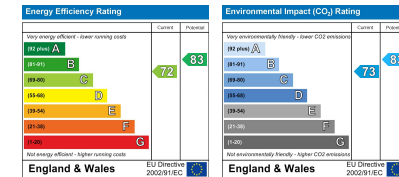
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Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 127.0 sq m / 1367 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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