



STERLING

ESTATE AGENTS & VALUERS

**3 The Laurels, Old Colwyn
North Wales LL29 9DJ**



Offers Invited £239,500

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The Laurels is a small cul-de-sac development of just 6 TOWN STYLE HOUSES located off Queens Road. No 3 has been beautifully updated and decorated throughout by the present owner resulting in a lovely modern home ready to walk into. Of particular note are the private rear gardens and lovely coastal views from the back of the house. The sunsets can be quite stunning. From the HALL is a SNUG/TV ROOM, LARGE FITTED KITCHEN LIVING ROOM, CLOAKROOM, FIRST FLOOR 2 DOUBLE BEDROOMS and MODERN BATHROOM/SHOWER. The house is gas centrally heated, windows double glazed and there is off road parking in front for 2 cars. The property can be offered to include the contents, subject to negotiations. Energy Rating 71C Potential 86B Ref CB7716

Entrance

Double glazed front door to HALL, central heating radiator, under stairs cupboard

Cloakroom

W.C, wash hand basin, central heating radiator

Snug/TV Room

9'6" x 7'2" (2.9 x 2.2)

Double glazed window, central heating radiator

Large Superb Fitted Kitchen Living Room

14'9" x 13'9" (4.5 x 4.2)

Very well fitted with a range of black base cupboards and drawers by Wren, white granite work top surfaces, double glazed french doors to the rear gardens, coved ceilings, distant sea views, 4 ring gas hob unit, built in oven, plumbing for washing machine, vertical radiator with inset mirror, corner units, larder cupboard, dishwasher, microwave, island unit and breakfast bar with walnut design work top, stainless steel cooker hood, Hoover American fridge freezer, tumble dryer

First Floor

Stairway off the Hall to First Floor and Landing

Rear Bedroom

13'9" x 10'5" (4.2 x 3.2)

Double glazed window to rear aspect overlooking the sea and coastal views, louvre shutters, 2 central heating radiators

Front Bedroom

10'5" x 10'2" (3.2 x 3.1)

Central heating radiator, wardrobe cupboard over the stairs, airing cupboard and gas central heating boiler

Modern Bathroom

6'10" x 6'10" (2.1 x 2.1)

Panel bath, shower unit and screen, vanity wash hand basin, w.c, tiled and panelled walls, heated towel radiator, wall mirror, shaver point

Outside

Front garden store. Private rear garden laid to lawn, flower borders and shrubs, decking area, distant sea views

AGENTS NOTE

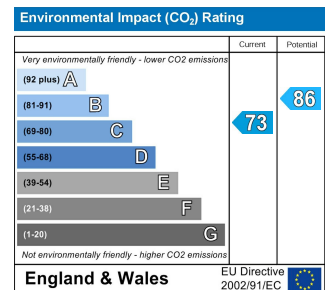
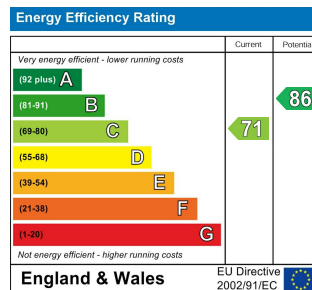
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.





AGENTS NOTES;

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