



STERLING

ESTATE AGENTS & VALUERS

**12 Trem Nant Eirias, Colwyn Bay
North Wales LL29 8RX**



Asking Price £425,000

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Located on the popular Glyn Farm development, set in a large private plot in the corner of a quiet cul-de-sac. A modern DETACHED 4 BEDROOM executive home of excellent size and ideal for the growing family, there is ample off road parking to the front and access to a DOUBLE GARAGE, whilst the rear and side garden have a paved area ideal for entertaining, lawns and a vegetable plot. On two floors the accommodation briefly affords HALL, CLOAKROOM, STUDY, LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UTILITY ROOM, CONSERVATORY, MASTER BEDROOM EN SUITE SHOWER ROOM, FAMILY BATHROOM, GAS C., DOUBLE GLAZING. The house is situated not far from Eirias Park, High School, Leisure Centre and Ysgol Bod Alaw. Access onto the A55 at the Marine Hotel roundabout is minutes away as is Colwyn Bay town centre. Energy Rating 73C Potential 83B Ref CB7721

Entrance

Double glazed front door to Hall, coved and artexed ceilings, central heating radiator

Cloakroom

Double glazed, central heating radiator, w.c, pedestal wash hand basin

Study

9'4 x 7'6 (2.84m x 2.29m)

Double glazed square bay window to front aspect, coved and artexed ceilings, central heating radiator

Lounge

15'3 x 14' (4.65m x 4.27m)

Double glazed patio doors, coved and artexed ceilings, central heating radiator, 2 wall lights, Art Deco design fireplace with marble inset and hearth, living flame gas fire

Conservatory

11'8 x 11'3 (3.56m x 3.43m)

Brick lower walls, windows double glazed, tiled floor

Dining Room

11'6 x 10'5 (3.51m x 3.18m)

Double glazed window and french doors, coved and artexed ceilings, central heating radiator

Fitted Kitchen Breakfast Room

15'6 x 12'3 (4.72m x 3.73m)

Range of maple style base cupboards and drawers with work top surfaces, stainless steel sink unit, 2 double glazed windows, 4 ring gas hob unit, Bosch dishwasher, wall units, central heating radiator, Hotpoint electric double oven, glazed wall units, under stairs pantry

Utility Room

6'11 x 6'2 (2.11m x 1.88m)

Stainless steel sink unit, central heating radiator, tiled floor, plumbing for washing machine, gas central heating boiler

First Floor

Stairway from Hall to First Floor and Landing, built in cupboard, central heating radiator

Bedroom 1

12'2 x 9'2 (3.71m x 2.79m)

Range of fitted wardrobes with seven doors, double glazed window, central heating radiator

En Suite Shower Room

9'1 x 6'9 (2.77m x 2.06m)

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

Bedroom 2

11'6 x 11'5 (3.51m x 3.48m)

Double glazed, central heating radiator, double door mirror wardrobe

Bedroom 3

11'7 x 10 (3.53m x 3.05m)

Double glazed window to rear garden aspect, central heating radiator

Bedroom 4

10'6 x 9'1 (3.20m x 2.77m)

Double door mirror wardrobe, central heating radiator, double glazed

Family Bathroom

10'3 x 7'6 (3.12m x 2.29m)

Panel bath, shower taps, w.c, central heating radiator, double glazed, pedestal wash hand basin, shower cubicle and unit, half tiled walls, central heating radiator

The Garage

17'7 x 16'11 (5.36m x 5.16m)

Wide driveway leading to the 2 CAR GARAGE, off road parking, up and over door, power & light,

The Gardens

Large generous size plot, established front and rear private gardens, vegetables plots and greenhouse. The area is largely grass laid to lawn and some patio area, private and secluded

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.





Ground Floor



First Floor



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			
England & Wales		EU Directive 2002/91/EC	
		73	83

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			
England & Wales		EU Directive 2002/91/EC	
		75	83

AGENTS NOTES;

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