



STERLING

ESTATE AGENTS & VALUERS

**20 Cadwgan Road, Old Colwyn
North Wales LL29 9PY**



Asking Price £249,950

20 Cadwgan Road, Old Colwyn, North Wales LL29 9PY

A substantially built 4 BEDROOM END ROW HOUSE in a row of three occupying a convenient and level position. Just around the corner are the village shops, bus services and Princess Road Children's Nursery. The house is also a short walk to the beach and promenade. Arranged on two floors the accommodation comprises FRONT PORCH, HALLWAY, LOUNGE, LIVING ROOM, MORNING BREAKFAST ROOM, KITCHEN, BATHROOM & SHOWER and 4 BEDROOMS, GAS C.H and DOUBLE GLAZING. Of particular note are the large south facing gardens which back onto the rear lane with potential for off road parking subject to consent. EPC 64D Potential 82C Ref CB7480

Front Porch

Double glazed front door, tiled floor, glazed inner door to hall

Hall

Laminate flooring, central heating radiator

Lounge

15'1" x 12'9" (4.6 x 3.9)

Slate fireplace and hearth, electric fire, double glazed leaded bay window, coved ceilings, central heating radiator

Dining Room

12'9" x 11'5" (3.9 x 3.5)

Double glazed, central heating radiator

Morning Breakfast Room

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

Stone fireplace and hearth, double glazed, central heating radiator, under stairs cupboard, louvre door cupboards

Kitchen

12'1" x 7'2" (3.7 x 2.2)

Stainless steel sink unit, oak style base cupboards and drawers, cream style work top surfaces, wall units, plumbing for washing machine, double glazed window and back door, central heating radiator, gas cooker point

First Floor

Stairway from the Hall to First Floor and Landing central heating radiator

Bedroom 1

15'5" x 10'9" (4.7 x 3.3)

Double glazed leaded bay window, central heating radiator

Bedroom 2

12'9" x 11'5" (3.9 x 3.5)

Central heating radiator, double glazed window, wash hand basin and splash back

Bedroom 3

15'5" x 12'1" (4.7 x 3.7)

Pedestal wash hand basin, 2 double glazed windows, central heating radiator

Bedroom 4

9'6" x 6'10" (2.9 x 2.1)

Double glazed leaded window, central heating radiator

Bathroom

8'6" x 4'7" (2.6 x 1.4)

Panel bath, shower unit, pedestal wash hand basin, w.c, central heating radiator, double glazed, part tiled walls

Outside

Long south facing rear garden extending to the rear lane, drying area, lawn, flower borders and beds, side pathway. Outside brick store with slate roof, W.C, Work Room, Greenhouse and Garden Shed

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		
		82
		64
	EU Directive 2002/91/EC	
England & Wales		

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		
		82
	74	
	EU Directive 2002/91/EC	
England & Wales		

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