



**STERLING**

ESTATE AGENTS & VALUERS

**204 Conway Road, West End  
Colwyn Bay LL29 7LU**



**£325,000**

## 204 Conway Road, West End, Colwyn Bay LL29 7LU

This is a quite exceptional FAMILY HOME of considerable character and appeal which can only be appreciated by an internal inspection. From the front elevation the house is arranged on two floors but from the back garden there is a third lower level BASEMENT STORAGE ROOMS. All in all the floor area extends to some 213 sq.metres (2,292 sq. feet) made up of 3 RECEPTION ROOMS, FITTED KITCHEN, 5 DOUBLE BEDROOMS, 2 BATHROOMS, and CLOAKROOM. Of particular interest are the long well stocked rear gardens with SUMER HOUSE. Although there is a SINGLE GARAGE this is now a useful WORKROOM/STORAGE. Located in the popular West End part of the town the house is not far from a local parade of shops, Lidl Supermarket., Doctors Surgery/Pharmacy and access onto the A55. Energy Rating D55 Potential C79 Ref CB7737

### Large Entrance Porch

9'2" x 6'2" (2.8 x 1.9)

Brick and double glazed, tiled floor, coats area, glazed inner door to

### L Shaped Hallway

Coved ceilings, central heating radiator, leaded window in the Art Nouveau style

### Cloakroom

W.C, wash hand basin, half tiled walls

### Lounge

16'0" x 14'1" (4.9 x 4.3)

Double glazed bay window to front aspect, central heating radiator, multi fuel fire in brick opening and surround

### Living Room

14'9" x 12'9" (4.5 x 3.9)

Log burner in brick fireplace alcove, 2 double glazed windows, central heating radiator

### Dining Morning Room

14'1" x 11'5" (4.3 x 3.5)

Double glazed window, central heating radiator, dado rail, coved ceilings, timber fireplace surround with brass canopy

### Fitted Kitchen

14'9" x 9'6" (4.5 x 2.9)

Range of base units and drawers by Wren in blue with marble effect work top surfaces, single drainer sink unit, 2 double glazed windows and back door, grey tiled floor, plumbing for washing machine, stainless steel cooker hood, Cookmaster 7 ring gas range, larder cupboard, built in dishwasher

### First Floor

Stairway from the Hall to First Floor and L shaped Landing, central heating radiator, double glazed velux window

### Bedroom 1

16'8" x 14'9" (5.1 x 4.5)

Double glazed bay window, central heating radiator

### Bedroom 2

13'5" x 11'5" (4.1 x 3.5)

Double glazed, central heating radiator

### Bedroom 3

15'1" x 9'6" (4.6 x 2.9)

Central heating radiator, 2 double glazed windows

### Bedroom 4

13'1" x 11'5" (4 x 3.5)

Central heating radiator, 2 double glazed windows

### Shower Room

12'5" x 5'2" (3.8 x 1.6)

Double walk in shower cubicle and unit, vanity wash hand basin, 2 double glazed windows, tiled floor and walls, Separate w.c

### Top Level

Landing, double glazed velux window

### Bedroom 5

13'3" x 11'9" (4.04 x 3.6)

Double glazed window, central heating radiator

### En Suite Bathroom

8'6" x 7'2" (2.6 x 2.2)

Oval bath on claw and ball feet, w.c, pedestal wash hand basin, heated towel radiator, double glazed velux, part tiled walls

### The Garage

16'0" x 10'0" (4.9 x 3.07)

Driveway at the side of the house having a width of 2.3 metres wide to the brick built garage, now a WORKROOM/STORAGE, slate roof

### The Gardens

Long rear garden, well stocked and colourful with a lawn, flower borders and beds, slate patio area, garden SUMMER HOUSE, rocker beds. Lawn at the front with borders

### Cellar Rooms

Access off the rear elevation to 4 useful cellar work rooms, power & light, gas central heating boiler

### 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.

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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	
55	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
60	79
England & Wales	
EU Directive 2002/91/EC	

**AGENTS NOTES;**

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