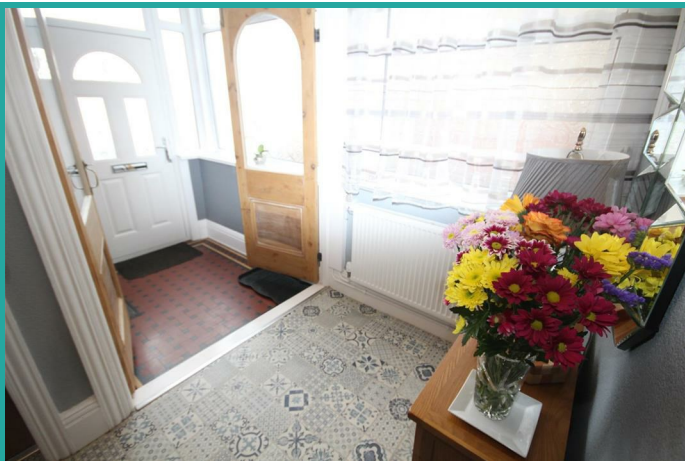




**STERLING**

ESTATE AGENTS & VALUERS

**10 Smith Avenue, Old Colwyn  
North Wales LL29 8BE**



**Asking Price £269,950**

## 10 Smith Avenue, Old Colwyn, North Wales LL29 8BE

**A surprisingly spacious and immaculately presented 3 DOUBLE BEDROOM HOME in a popular residential road. The house has been updated and extended on the rear elevation providing a lovely home, well placed for schools of all ages, access onto the A55 expressway and Old Colwyn village. With plenty of off road parking in front of the house and easy to manage patio gardens at the back the well proportioned accommodation affords FRONT PORCH, BRIGHT HALLWAY, LOUNGE, EXTENDED DINING LIVING ROOM, EXTENDED FITTED KITCHEN, CLOAKROOM, MODERN BATHROOM, GAS C.H, DOUBLE GLAZING. Energy Rating D64 Potential C80 Ref CB7728**

### Entrance Porch

Double glazed composite front door, tiled floor, glazed pine double doors to

### Hallway

Central heating radiator, double glazed, under stairs cupboard

### Lounge

16'0" x 13'5" (4.9 x 4.09)

Double glazed bay window to front aspect, stone fireplace and terrazzo tiled hearth, living flame gas fire, central heating radiator, coved ceilings

### Extended Dining Living Room

25'7" x 10'9" (7.8 x 3.3)

Laminate flooring, double glazed skylight, light oak fireplace surround with marble back and hearth, living flame gas fire, central heating radiator, coved ceilings, double glazed french doors to rear gardens

### Extended Fitted Kitchen

19'4" x 7'6" (5.9 x 2.3)

Range of beech design base cupboards and drawers with black/grey work top surfaces, 2 double glazed windows and back door, tiled effect flooring, plumbing for washing machine, stainless steel sink unit, Bosch dishwasher, stainless steel cooker hood, larder cupboard, central heating radiator, double door Utility Cupboard, double glazed

### Cloakroom

W.C, wash hand basin, double glazed

### First Floor

Stairway from the Hall to First Floor and Landing

### Bedroom 1

14'5" x 13'5" (4.39m x 4.09m)

Double glazed bay window to front aspect and distant sea views, 6 fitted wardrobe units, 2 x 2 tier chest drawers, 2 cabinets, central heating radiator

### Bedroom 2

12'9" x 9'6" (3.9 x 2.9)

Double glazed, central heating radiator

### Bedroom 3

13'4" x 8'10" (4.07 x 2.7)

Double glazed window, central heating radiator, built in airing cupboard and gas central heating boiler

### Bathroom

9'10" x 4'11" (3 x 1.5)

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

### Outside

Off road parking for 3 cars in the front. Easy to manage paved patio garden at the back of the house having a southerly aspect, Garden Shed

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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			
England & Wales		EU Directive 2002/91/EC	80

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			
England & Wales		EU Directive 2002/91/EC	71 80

**AGENTS NOTES;**

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