



STERLING

ESTATE AGENTS & VALUERS

**Summerhill 28 Seafield Road, Colwyn Bay
North Wales LL29 7HB**



Offers In The Region Of £225,000

Summerhill 28 Seafield Road, Colwyn Bay, North Wales LL29 7HB

Located on a corner plot with the Old Highway with OFF ROAD PARKING and private rear gardens, a traditional style 3 BEDROOM SEMI DETACHED HOUSE of appeal. The house is set just above road level overlooking the town and distant sea views from the front. In a popular residential area within easy reach of the town Railway Station and schools for all ages, a lovely family home. Briefly thee accommodation affords HALL, LOUNGE, LIVING ROOM, KITCHEN 3 BEDROOMS, BATHROOM & SHOWER, SEPARATE W.C, GAS C.H, DOUBLE GLAZING. NO ONGOING CHAIN. EPC 56D Potential 81B Ref CB7745

Entrance Hall

Double glazed front door, central heating radiator, coved ceilings, under stairs cupboard, w.c and store

Lounge

18'0" x 13'4" (5.5 x 4.07)

Double glazed bay window to front aspect and the distant views, coved ceilings, maple style fireplace surround with marble back and hearth, central heating radiator

Living Room

15'5" x 10'5" (4.7 x 3.2)

Double glazed, central heating radiator, double door cupboards and shelving, fireplace surround with marble back and hearth, gas fire

Kitchen

15'8" x 6'10" (4.8 x 2.1)

Double bowl stainless steel sink unit, oak base cupboards and drawers with bronze design work tops, cooker extractor hood, 2 double glazed windows and door, wall units, glazed units, plumbing for washing machine, Ideal central heating boiler

First Floor

Stairway from Hall to First Floor and Landing, loft ladder to attic space, double glazed velux window

Bedroom 1

11'9" x 11'5" (3.6 x 3.5)

Double glazed window to front aspect overlooking the town and distant sea views, central heating radiator, double door wardrobes, half wardrobe and shelving, dressing table unit

Bedroom 2

11'9" x 8'10" (3.6 x 2.7)

Double glazed, central heating radiator

Bedroom 3

9'2" x 6'10" (2.8 x 2.1)

Central heating radiator, double glazed

Bathroom

6'6" x 6'2" (2m x 1.9m)

White bath, shower and screen, double glazed, pedestal wash hand basin, central heating radiator, tiled wall, Separate wc, and wash hand basin, double glazed, half tiled walls

Outside

Driveway at the side of the house with off road parking, ornamental rear gardens backing onto the Old Highway enjoying a good degree of privacy, garden to the front

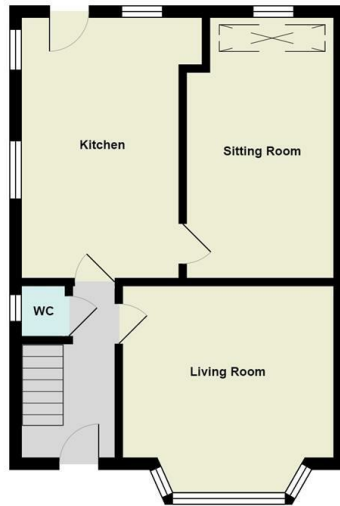
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

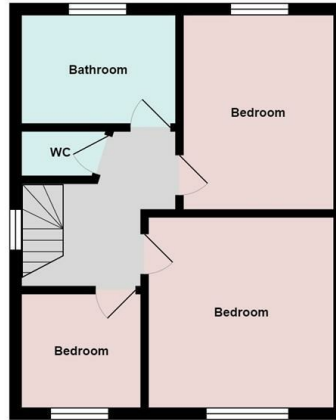
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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 NOTE





Ground Floor



First Floor

All measurements are approximate and for display purposes only



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		56	81
		EU Directive 2002/91/EC	

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		57	81
		EU Directive 2002/91/EC	

AGENTS NOTES;

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- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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