



**STERLING**

ESTATE AGENTS & VALUERS

**25 Ddol Ddu, Old Colwyn  
Colwyn Bay LL29 8YH**



**£175,000**

## 25 Ddol Ddu, Old Colwyn, Colwyn Bay LL29 8YH

A surprisingly spacious END ROW 3 BEDROOM TOWN STYLE HOUSE located in the corner of a quiet cul-de-sac off Llanelian Road. In well presented order throughout the house is ideal for the young family and affords ENTRANCE HALL, CLOAKROOM, LOUNGE DINING ROOM, FITTED KITCHEN, LARGE BATHROOM, GAS C.H, DOUBLE GLAZING, ENCLOSED SUNNY REAR GARDEN, ENERGY RATING 71C Potential 83B. Council Tax Band C. The house is just under a mile from Old Colwyn village amenities, Primary Schools and access onto the A55 expressway. Old Colwyn Golf Course is nearby. Ref CB7760

### Entrance

Double glazed front door to Hall laminate flooring, central heating radiator, under stairs cupboard, cloaks cupboard housing the Worcester gas central heating boiler

### Cloakroom

W.C, wash hand basin, plastic panelled walls in a tile effect, double glazed

### Large Lounge Dining Room

20'8" x 11'9" and 8'6" (6.3 x 3.6 and 2.6)

Coved ceilings, 2 central heating radiators, double glazed window to front aspect, double glazed sliding patio doors onto the rear gardens

### Fitted Kitchen

13'4" x 7'6" (4.08 x 2.3)

Range of base cupboards and drawers with speckled design work top surfaces, stainless steel sink unit, double glazed window and back door, built in electric oven and 4 ring hob unit, plumbing for washing machine and dishwasher

### First Floor

Stairway from the Hall to First Floor and Landing

### Bedroom 1

11'9" x 11'1" (3.6 x 3.4)

Double glazed, central heating radiator

### Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator

### Bedroom 3

10'2" x 6'7" (3.1 x 2.01)

Double glazed, central heating radiator

### Bathroom & Shower

10'2" x 7'6" (3.1 x 2.3)

Panel bath, shower mixer taps, pedestal wash hand basin, w.c, 2 double glazed windows, linen cupboard, shaver point, tiled walls in cream, shower cubicle and unit

### Outside

Large lawned garden at the back of the house enclosed by fencing panels enjoying the sun for most of the day, paved patio area

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

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

**AGENTS NOTES;**

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