



STERLING

ESTATE AGENTS & VALUERS

**11 Cliff Gardens, Old Colwyn
North Wales LL29 9EN**



Asking Price £295,000

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Completely transformed and modified by the present owners resulting in an individual design DETACHED 3-4 BEDROOM BUNGALOW with a LARGE OPEN PLAN LIVING, DINING and KITCHEN. The bungalow is located just a 'stones throw' from the beach and promenade and within a short distance of the village shops, Primary School and bus services. Brick built with a 'K Rend' colour finish to the exterior beneath a tiled roof the newly refurbished accommodation affords FRONT PORCH, L SHAPED HALLWAY, LARGE OPEN PLAN LIVING, DINING & KITCHEN, CLOAKROOM, 3 BEDROOMS, STUDY or BEDROOM 4, MODERN SHOWER ROOM, GAS C.H & DOUBLE GLAZING. There is an INTEGRAL GARAGE and the driveway extends to the front door which is handy for loading and unloading. EPC C69 Potential B84. Council Tax Band E. Ref CB7436

Front Porch

Solid front door, marble design floor, inner door to

L Shaped Hallway

Laminate flooring, central heating radiator, cloaks cupboard, built in airing cupboard and radiator

Large Open Plan Living, Dining & Kitchen

23'11" x 20'0" (7.3 x 6.1)

Double glazed picture window and french doors to rear gardens, 2 double glazed full length side windows, fitted wood burner on slate hearth, tall vertical radiator, range of fitted IKEA beech style base cupboards and drawers with cream granite work top surfaces, stainless steel square sink unit, built in 4 ring gas hob unit, electric oven, dishwasher, stainless steel cooker hood, fridge freezer, peninsular base cupboards and breakfast bar/serving unit with downlighters above

Cloakroom

W.C, wash hand basin, plumbing for washing machine, double glazed, heated towel radiator

Bedroom 1

12'5" x 12'1" (3.8 x 3.7)

Double glazed picture window, fitted 3 door wardrobe, central heating radiator

Bedroom 2

10'0" x 9'6" (3.07 x 2.9)

Built in wardrobe cupboard, double glazed window to rear aspect, central heating radiator

Bedroom 3

12'1" x 10'0" (3.7 x 3.06)

Double glazed french doors, double door wardrobe unit, central heating radiator

Study or Bedroom 4/Cot Room

9'2" x 4'11" (2.8 x 1.5)

Laminate flooring, double glazing, central heating radiator

Shower Room

10'9" x 6'10" (3.3 x 2.09)

Walk in shower, vanity wash hand basin, w.c, white tiled walls, double glazed, heated towel radiator

The Garage

17'0" x 9'2" (5.2 x 2.8)

Tapering in towards the back, electric roller shutter door, power & light laid on. Slate crazy paved driveway with parking space for 2 cars and extending to the front door, handy for unloading/loading

The Gardens

There is a long gravelled garden with plants along the side of the drive at the front. Part lawn and patio garden at the rear, raised flagged patio and brick planters, Potting Shed, Boiler Room

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		69	84
		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		72	84
		EU Directive 2002/91/EC	

AGENTS NOTES;

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