



STERLING

ESTATE AGENTS & VALUERS

**70 St. Andrews Road, Colwyn Heights
Colwyn Bay LL29 6DL**



£225,000

70 St. Andrews Road, Colwyn Heights, Colwyn Bay LL29 6DL

One of the nicest modern SEMI DETACHED HOUSES in the area, beautifully decorated and updated, all ready to walk into and highly recommended for viewing. A particular feature of the house are the private rear gardens with lawn, sunny patio area and colourful flower borders. From the ENTRANCE PORCH is the HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, REAR PORCH, 3 BEDROOMS, BATHROOM & SHOWER, DRIVEWAY & GARAGE, GAS C.H, DOUBLE GLAZING. The house is not far from Ysgol Pen-y-Bryn, Restaurant/Inn and Local Store. Council Tax Band D. Freehold. Awaiting EPC Ref CB7783

Entrance

Double glazed front Porch

Enlarged Lounge

15'8" x 12'1" (4.8 x 3.7)

Wood grain effect flooring, 2 central heating radiators, walnut fireplace surround with electric fire, under stairs cupboard, double glazed window, opening to the dining room

Dining Room

10'2" x 8'2" (3.1 x 2.5)

Double glazed window, central heating radiator, wood grain effect flooring

Fitted Kitchen

10'9" x 6'10" (3.3 x 2.1)

Range of beech style base cupboards and drawers with black work top surfaces, 5 ring gas hob unit, cooker extractor hood, built in electric double oven, wall cupboards, part tiled walls in a black and cream design, stainless steel sink unit, built in dishwasher, fridge freezer, plumbing for washing machine

Double Glazed Rear Porch

First Floor

Stairway off the Lounge to First Floor and Landing, double glazed window

Bedroom 1

11'5" x 8'6" (3.5 x 2.6)

Double door wardrobe cupboards, double glazed, central heating radiator, wood strip design flooring

Bedroom 2

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

Double glazed window to rear aspect and distant sea views, wood strip design flooring, central heating radiator, central heating boiler

Bedroom 3

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

L shaped room, fitted cupboard over the stairs, double glazed, central heating radiator, wood strip design flooring

Bathroom

5'10" x 5'10" (1.8 x 1.8)

White suite of panel bath, shower unit and screen, pedestal wash hand basin, w.c, central heating radiator, shaver point, tiled walls in terracotta & cream design, double glazed

The Garage

15'5" x 8'6" (4.7 x 2.6)

Driveway at the side of the house to the SINGLE GARAGE with up and over door, power point

The Gardens

Well kept and manicured gardens to both front and rear with lawns, stocked flower borders, lower private and sunny paved patio, enclosed by panel fencing

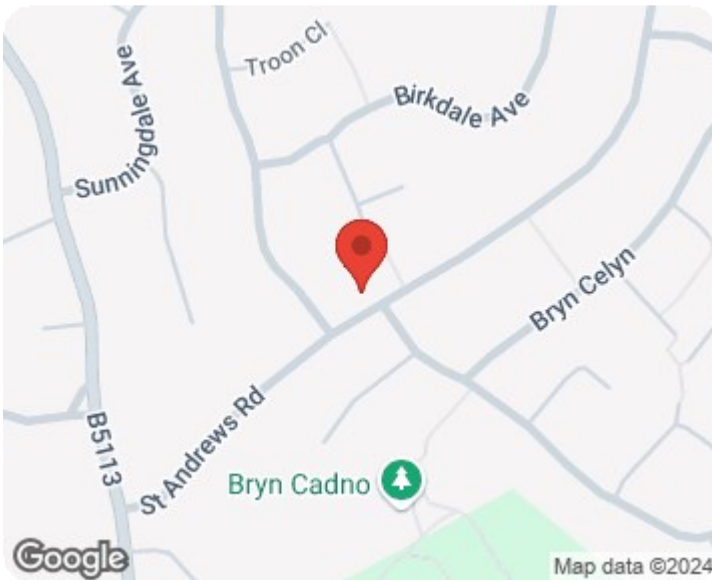
AGENTS NOTE

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	68
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(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 EU Directive 2002/91/EC	

AGENTS NOTES;

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