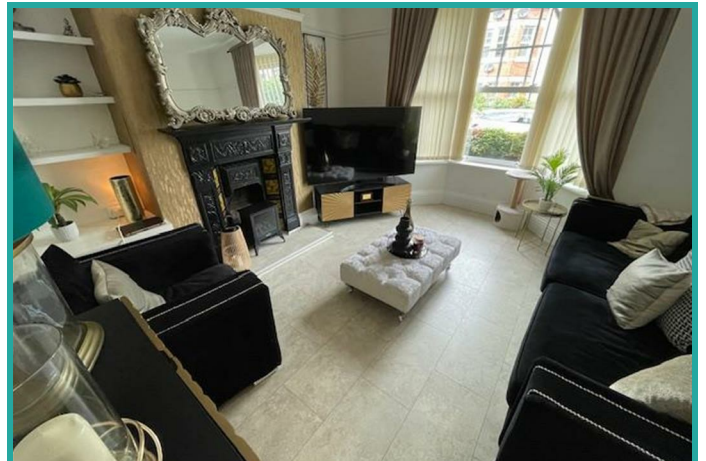
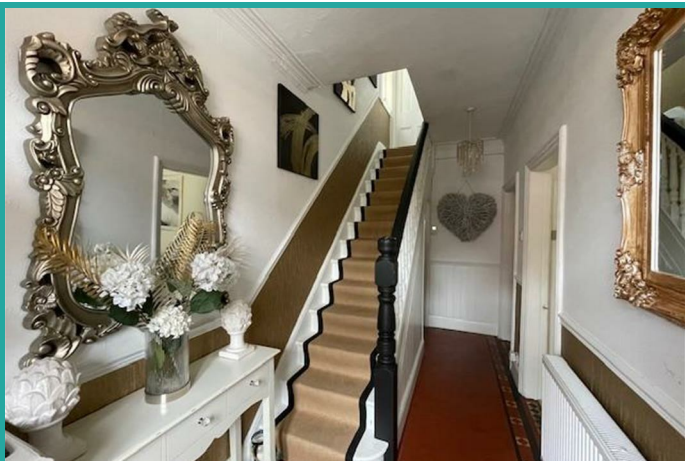




STERLING

ESTATE AGENTS & VALUERS

**22 Belgrave Road, Colwyn Bay
North Wales LL29 8EY**



£215,000

22 Belgrave Road, Colwyn Bay, North Wales LL29 8EY

Located in just off the main Abergele Road, in the town centre with all the amenities on the door step, a well appointed 4 BEDROOM FAMILY HOME of excellent size. Brick built beneath a slate roof the accommodation affords HALLWAY, LOUNG, DINING ROOM, KITCHEN WITH APPLIANCES, FIRST FLOOR 3 BEDROOMS and BATHROOM, LOFT BEDROOM 4 with DRESSING ROOM & SHOWER ROOM. The house is gas centrally heated and windows double glazed. Council Tax Band C Energy Rating 51E Potential 74C. Ref CB7772

Entrance

Double glazed front door to Hall, quarry tiled floor, central heating radiator, under stairs cupboard, dado rail, coved ceilings

Lounge

14'9" x 12'9" (4.5 x 3.9)

Double glazed bay window, cast fireplace with floral tiled inset, central heating radiator, cupboard in alcove

Dining Room

12'5" x 10'5" (3.8 x 3.2)

Central heating radiator, dado rail, double door cupboards, oak fireplace

Fitted Kitchen

12'5" x 9'2" (3.8 x 2.8)

Range of beech style base cupboards and drawers with grey work top surfaces, stainless steel sink unit, 4 ring gas hob unit, built in electric oven, wall cupboards, extractor fan, double glazed window and back door, peninsular breakfast bar with marble effect work top surface

First Floor

Bedroom 1

12'9 x 10'7 (3.89m x 3.23m)

Double glazed, central heating radiator, laminate floor, cast fireplace and tiled inset, wardrobe cupboard

Bedroom 2

11'5" x 9'2" (3.5 x 2.8)

Double glazed, laminate flooring, built in cupboard, central heating radiator

Bedroom 3

8' x 7'3 (2.44m x 2.21m)

Central heating radiator, double glazed, laminate flooring

Bathroom

6'6 x 6 (1.98m x 1.83m)

Panel bath, pedestal wash hand basin, w.c, fitted shower, double glazed, tiled walls, heated towel radiator

Loft Bedroom 4

15'5" x 11'9" (4.7 x 3.6)

Double glazed, wardrobe alcove, laminate flooring

Dressing Room

Double glazed velux window

En Suite Shower Room

Shower cubicle, wash hand basin, w.c, tiled walls, double glazed velux window, tiled walls

Outside

Off road parking for a small car, side pathway to enclosed walled rear yard

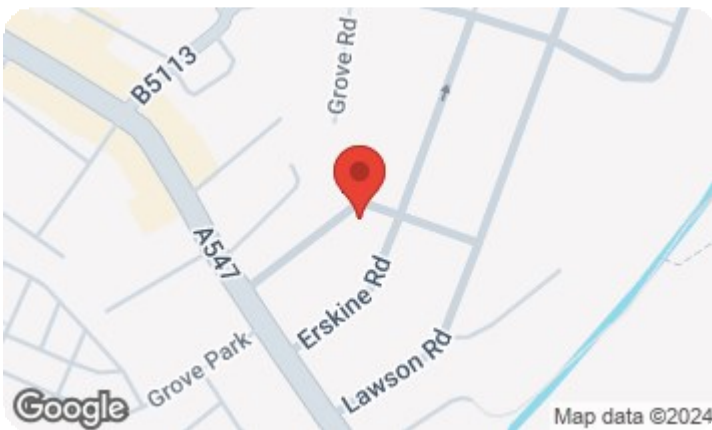
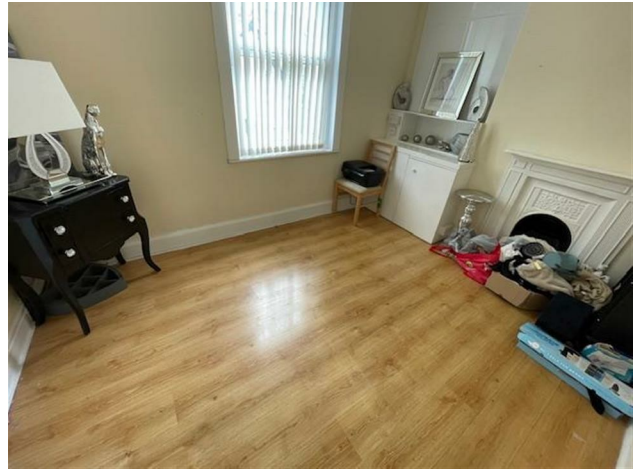
AGENTS NOTE

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 These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





Energy Efficiency Rating	
	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	
	74
	51

Environmental Impact (CO ₂) Rating	
	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	
	74
	61

AGENTS NOTES;

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