



STERLING

ESTATE AGENTS & VALUERS

**26 Bryn Colwyn, Old Colwyn
North Wales LL29 9LJ**



£269,500

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A spacious and well designed 2 BEDROOM SEMI DETACHED HOUSE with INTEGRAL DOUBLE GARAGE, LAUNDRY ROOM & WORK ROOM/STORE. The property is situated at the end of the cul-de-sac on the outskirts of the village from where there are distant views out to the sea. Built by Les Jones, Master Builder in brick with rendered elevations beneath a tiled roof the accommodation provided is approached by a flight of steps to the SUN PORCH, HALLWAY, LARGE LOUNGE and 180 degree sea views, FITTED KITCHEN BREAKFAST ROOM, MASTER BEDROOM with fitted WARDROBES and EN SUITE SHOWER, BEDROOM 2 with fitted WARDROBES, REAR CONSERVATORY, BATHROOM. Gas centrally heated and double glazed. Regular bus services run past the entrance to the development and Old Colwyn village and access onto the A55 is not far away. Council Tax Band E. Freehold. Energy Rating 69C Potential 84B Ref CB7773

Entrance Sun Porch

7'2" x 5'10" (2.2 x 1.8)

Double glazed front door, and double glazed french, doors and Juliet balcony, Inner Door to Hall

Hall

Dado rail coved ceilings, central heating radiator built in cupboard and gas central heating boiler, cylinder airing cupboard

Large Lounge

18'4" x 12'1" (5.6 x 3.7)

Brick fireplace and hearth, gas fire, coved ceilings, dado rail, central heating radiator, double glazed window and shutters, distant sea views

Fitted Kitchen Breakfast Room

11'9" x 7'10" (3.6 x 2.4)

Double glazed window overlooking the distant sea views, central heating radiator, breakfast bar, 4 ring electric induction hob unit, built in oven and microwave, integrated fridge and separate integrated freezer, range of grey gloss design base cupboards and drawers, wood strip effect work top surfaces, pan drawers, carousel unit, stainless steel sink unit

Bedroom 2

11'9" x 10'5" (3.6 x 3.2)

Fitted 4 door wardrobe unit, 2 doors partly glazed, central heating radiator, built in drawers and shelving, pelmet lighting, double glazed patio doors to

Conservatory

12' x 6' (3.66m x 1.83m)

Lower walls brick, windows double glazed, access to the gardens, radiator

Bedroom 1

14'1" x 12'1" (4.3 x 3.7)

Fitted wardrobes with 6 doors, top cupboards, dressing table by Hammonds, central heating radiator, coved ceilings and window shutters

En Suite Shower

Double shower cubicle and unit, pedestal wash hand basin, w.c, half tiled walls, heated towel radiator

Bathroom

7'6" x 6'10" (2.3 x 2.1)

Panel bath, bidet, w.c, pedestal wash hand basin, central heating radiator, double glazed, w.c, haver point & light, tiled walls

The Garage

19'8" x 19'0" (6.01 x 5.8)

Integral Double Garage with electric up and over door, power & light laid on

Work Room

14'1" x 6'10" (4.3 x 2.1)

Central heating radiator

Laundry Room

7'2" x 5'10" (2.2 x 1.8)

Stainless steel sink unit, base cupboard, central heating radiator, double glazed

The Gardens

Front garden well stocked with shrubs and perennials. Private rear ornamental garden and paving space to accommodate dining furniture enclosed by stone boundary walls.

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
69	84

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
72	84

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

AGENTS NOTES;

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