



**STERLING**

ESTATE AGENTS & VALUERS

**11 Meadowbank, Old Colwyn  
North Wales LL29 8EX**



**£342,500**

## 11 Meadowbank, Old Colwyn, North Wales LL29 8EX

Located on the outskirts of Old Colwyn, not far from Old Colwyn Golf Course and about a mile to the village and access onto the A55. An immaculately presented **DETACHED 3 BEDROOM HOUSE** of modern style set above road level in a small cul-de-sac of similar executive homes. From the front elevations and rear gardens there are lovely views over the village and hills. All ready to walk into the accommodation affords **ENTRANCE PORCH, HALL, CLOAKROOM, DOUBLE ASPECT LOUNGE, LIVING ROOM, NEWLY FITTED KITCHEN, CONSERVATORY, FIRST FLOOR 3 BEDROOMS & BATHROOM**. Outside **Integral Garage and Gardens front & Rear**. Gas Central Heating and Double Glazing. Energy Rating 47E, Potential 81B. Council Tax Band E, Freehold. Ref CB7790

### Entrance Porch

Double glazed front door, laminate flooring

### Hallway

Coved ceilings, laminate flooring, under stairs cupboard, utility cupboard and plumbing for washing machine

### Cloakroom

W.C, wash hand basin, central heating radiator

### Double Aspect Lounge

18'4 x 11'9 (5.59m x 3.58m)

Double glazed bay window to front aspect, white fireplace surround with beige marble inset and hearth, living flame gas fire, coved ceilings, 2 vertical central heating radiators, rear window double glazed

### Dining Living Room

10'5 x 9'4 (3.18m x 2.84m)

Laminate flooring, coved ceilings, central heating radiator, double glazed patio doors to rear gardens

### Newly Fitted Kitchen

11'2 x 8'3 (3.40m x 2.51m)

Range of white gloss style bas cupboards and drawers with grey quartz work top surfaces, stainless steel sink unit, double glazed window, 4 ring electric hob unit, built in oven, AEG microwave, cooker extractor hood, wine unit, fridge freezer, laminate flooring, quartz splash back, pan drawers, dishwasher, tall larder cupboard

### Conservatory

10'9 x 8'8 (3.28m x 2.64m)

5 sided room with lower brick walls, windows double glazed, central heating radiator, tiled floor, access to rear gardens

### First Floor

Stairway off the Hall to First Floor and Landing, double glazed window, linen cupboard

### Bedroom 1

17'2 x 8'8 (5.23m x 2.64m)

Double glazed bay window to front aspect overlooking the fine views, side window double glazed, double door mirror wardrobe, vertical central heating radiator

### Bedroom 2

10'9 x 10'1 (3.28m x 3.07m)

Central heating radiator, fitted 3 door mirror wardrobe, double glazed

### Bedroom 3

10'7 x 8'3 (3.23m x 2.51m)

Double glazed, laminate flooring, central heating radiator, double door wardrobe unit with sliding doors

### Bathroom

7'4 x 6'3 (2.24m x 1.91m)

Panel bath, shower unit and screen, vanity wash hand basin, w.c, double glazed window, half tiled walls, heated towel radiator

### Integral Garage

With up and over door, power & light, 2 car parking spaces at the side

### The Gardens

Lawn garden at the front of the house. The rear garden is enclosed and private with boundary fencing, there is a paved patio area on two levels, drying area, lawn garden, gravel pathway up to the balcony decking with balustrading overlooking the distant hill views

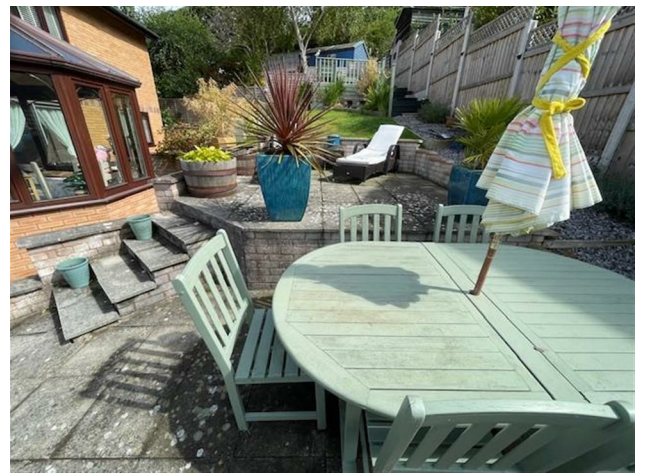
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.



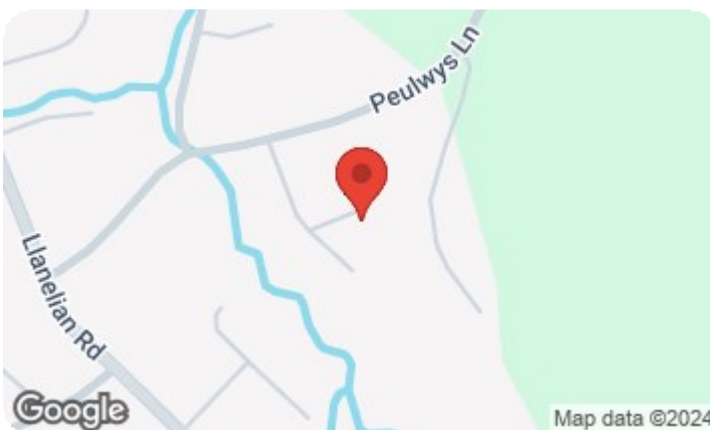






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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	
47	81
England & Wales	
EU Directive 2002/91/EC	

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	
48	81
England & Wales	
EU Directive 2002/91/EC	

**AGENTS NOTES;**

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