



**STERLING**

ESTATE AGENTS & VALUERS

**8 St. Catherines Drive, Old Colwyn  
North Wales LL29 9TT**



**Asking Price £245,000**

## 8 St. Catherines Drive, Old Colwyn, North Wales LL29 9TT

A traditional style 3 BEDROOM SEMI DETACHED HOUSE which has been updated and improved to an exceptionally high standard, all ready to walk into and must be viewed. The kitchen and bathroom have been replaced and updated and new internal oak doors fitted. In a popular convenient location within a short walk of the village shops and Primary School, regular bus services run along Abergele Road, around the corner. Internally the house has been extended over the years and now affords surprisingly large accommodation FRONT PORCH - HALL - LOUNGE - 19' EXTENDED DINING ROOM - SUPERB 21' FITTED KITCHEN BREAKFAST ROOM - 3 BEDROOMS - MODERN BATHROOM - OFF ROAD PARKING - GAS C.H - DOUBLE GLAZING - GARDENS, Council Tax Band D. Energy Rating 52E Potential 75C. Freehold. Ref CB7805

### Front Porch

Glazed front door to porch, double glazed inner door

### Hall

Oak style laminate flooring, double glazed, central heating radiator, under stairs cupboard

### Lounge

13' x 11'5 (3.96m x 3.48m)

Double glazed bay window to front aspect, central heating radiator, marble fireplace surround with living flame electric fire, coved ceilings, oak internal door

### Extended Dining Living Room

19'1 x 13'5 (5.82m x 4.09m)

Light oak style laminate flooring, double glazed french doors to rear gardens, coved ceilings, central heating radiator, glazed oak double doors to kitchen

### Superb Fitted Extended Kitchen

21' x 5'9 and 8' (6.40m x 1.75m and 2.44m)

Range of white base cupboards and drawers with wood strip design work top surfaces, 2 double glazed windows and back door, cream tiled floor, stainless steel splash back and cooker hood, Flavel 5 ring gas range, built in dishwasher, stainless steel sink unit, plumbing for washing machine and tumble dryer

### First Floor

Stairway from the Hall to First Floor and Landing

### Bedroom 1

13'1 x 12'1 (3.99m x 3.68m)

Double glazed bay window, central heating radiator

### Bedroom 2

11'7 x 9'6 (3.53m x 2.90m)

Double glazed bay window to rear garden aspect, central heating radiator

### Bedroom 3

10'4 x 7'9 (3.15m x 2.36m)

Wardrobe cupboard, gas central heating boiler, double glazed, central heating radiator

### Beautifully Appointed Bathroom

9'2 x 4'6 (2.79m x 1.37m)

Modern suite with shower bath, unit and screen, 2 double glazed windows, vanity wash hand basin, w.c, tall vanity cupboard, cream design tiled walls and grey tiled floor, wall mirror

### Outside

Off road parking in front of the house. Lawn rear garden and timber decking. Garden Shed

### 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.





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		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**AGENTS NOTES;**

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