



STERLING

ESTATE AGENTS & VALUERS

**184 Conway Road, Colwyn Bay
North Wales LL29 7LU**



Asking Price £265,000

184 Conway Road, Colwyn Bay, North Wales LL29 7LU

Located in the favoured West End part of the town, a substantial SEMI DETACHED 3-4 BEDROOM family home together with a useful LOWER LEVEL RECREATION ROOM/OCCASIONAL BEDROOM EN SUITE & LAUNDRY. Of particular note are the long well stocked rear gardens, patios, decking and summer house. There is a SINGLE GARAGE used as a workroom/store and plenty of off road parking as well. Briefly the accommodation comprises FRONT PORCH, HALLWAY, CLOAKROOM, FRONT LOUNGE, LIVING DINING ROOM, KITCHEN, MAIN BEDROOM with EN SUITE (originally two bedrooms) 2 MORE BEDROOMS and FAMILY BATHROOM. Off the rear elevation there is access to the LOWER LEVEL. The house is well placed for local shopping in the West End and access onto the A55. Energy Rating D58 Potential B84 Council Tax Band D Ref CB7551

Entrance

Double glazed front door to Porch, glazed inner door to

Hallway

Original decorative tiled floor, central heating radiator, under stairs cupboard, double glazed side window

Cloakroom

Newly fitted with w.c, wash hand basin, double glazed

Front Lounge

14'5" x 12'9" (4.4 x 3.9)

Double glazed bay window to front aspect, wood grain flooring, central heating radiator, coved ceilings, electric log effect fire

Living Dining Room

13'9" x 12'5" (4.2 x 3.8)

Double glazed, dado rail, central heating radiator, pine fireplace surround with marble inset and hearth, coved ceilings

Kitchen

10'2" x 7'10" (3.1 x 2.4)

White gloss style base cupboards and drawers with black work top surfaces, double glazed back door and window, stainless steel sink unit, 4 ring gas hob unit, built in electric oven, cooker extractor hood, larder cupboard

First Floor

Stairway from Hall to First Floor and Landing, double glazed, loft ladder

Bedroom 1

11'5" x 10'2" (3.5 x 3.1)

Central heating radiator, 2 double glazed windows

En Suite Shower Room

9'6" x 7'10" (2.9 x 2.4)

Shower cubicle and unit, w.c, pedestal wash hand basin, heated towel radiator, louvre door cupboard, central heating radiator

Bedroom 2

13'9" x 10'2" (4.2 x 3.1)

Double glazed, central heating radiator

Bedroom 3

11'5" x 7'6" (3.5 x 2.3)

Double glazed, central heating radiator

Family Shower Room

6'10" x 5'6" (2.1 x 1.7)

Large walk in shower, upvc walls, w.c, double glazed, Triton shower, pedestal wash hand basin, heated towel radiator

Lower Level

Access off the rear elevation

Recreation Work Room

12'5" x 10'2" (3.8 x 3.1)

Double glazed

Wash Room

W.C, wash hand basin

Laundry Room

12'5" x 6'10" (3.8 x 2.1)

Plumbing for washing machine, gas central heating boiler

The Garage

Long driveway through double gates to the SINGLE CONCRETE SECTIONAL GARAGE used as a workroom/store with up and over door. A short ramp would be required to access the garage due to different ground levels. Parking and turning area at the front of the house

The Gardens

Long rear gardens, with flowering trees and plants, rose trees, flower planters, various sitting areas and timber patio decking, sheltered area at the bottom of the garden with Summer House, slate chippings, Willow tree and Bamboo, various fruit trees

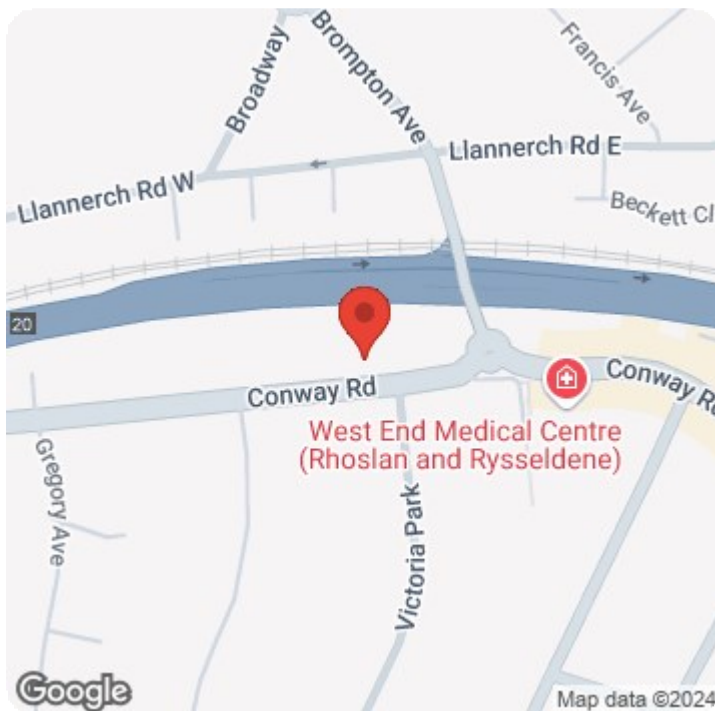
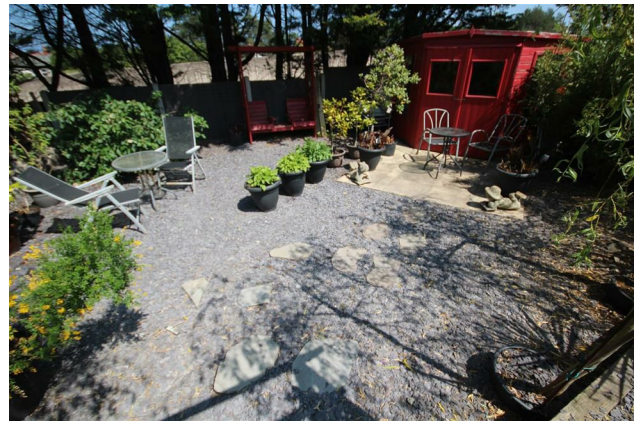
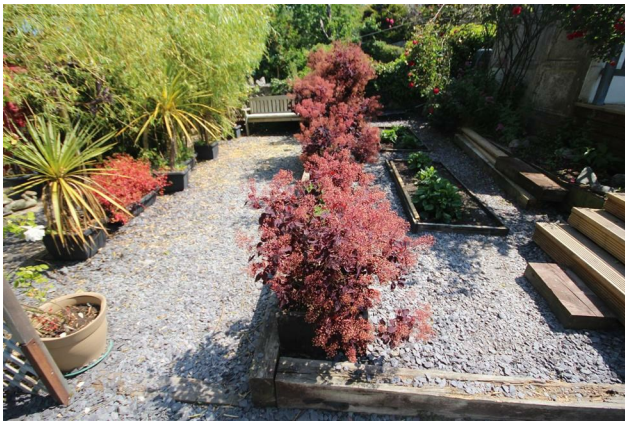
AGENTS NOTE

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
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	58
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	84
(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	71
England & Wales EU Directive 2002/91/EC	

AGENTS NOTES;

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