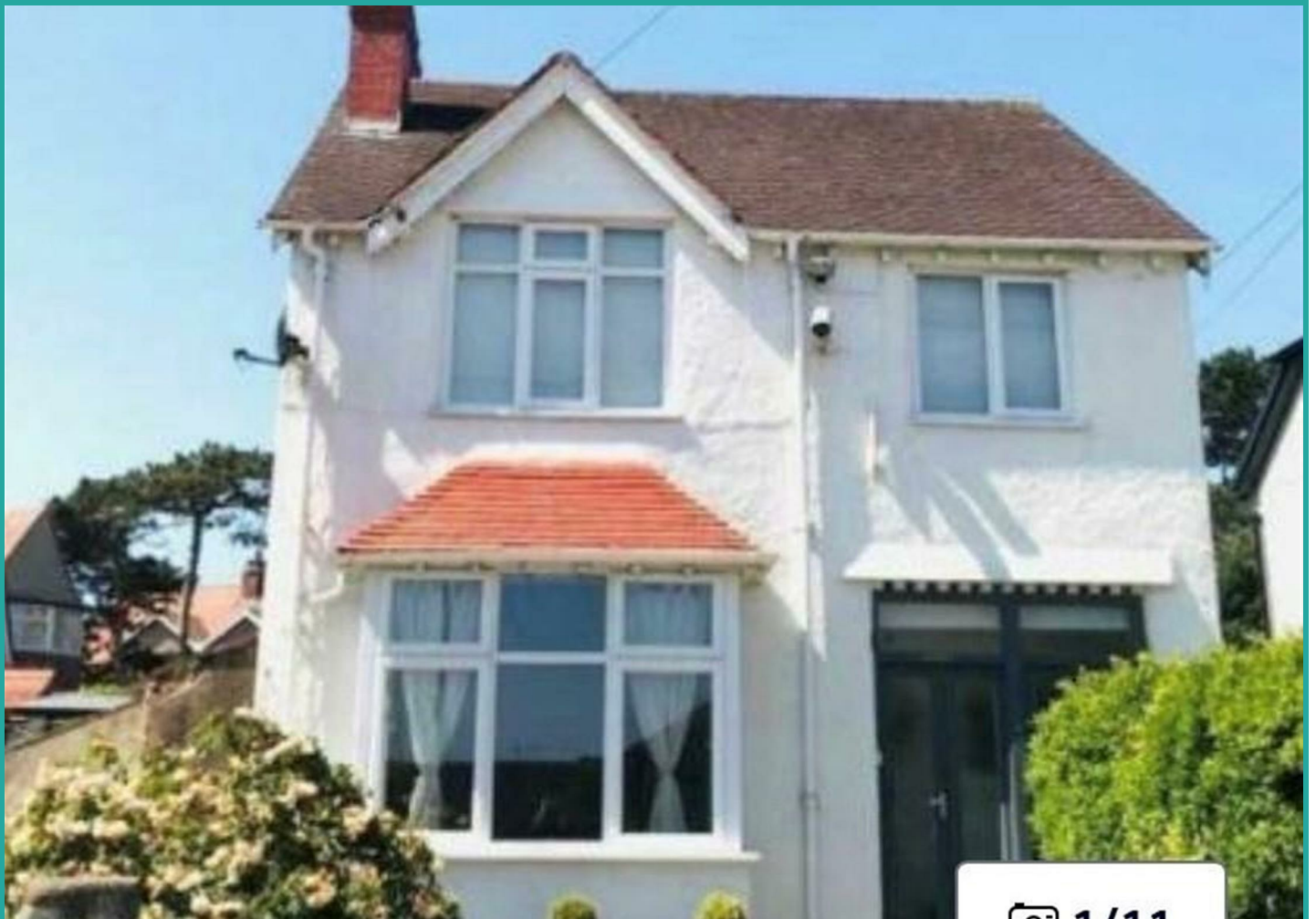




STERLING

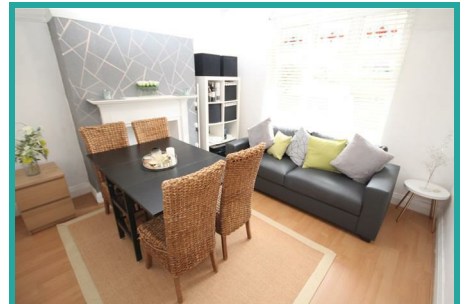
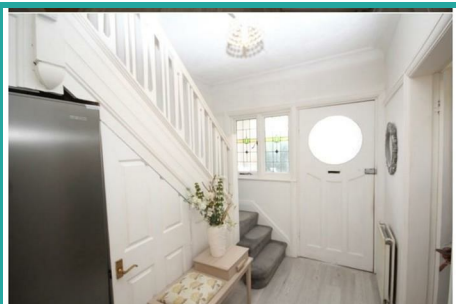
ESTATE AGENTS & VALUERS



Bodnant 1 Queens Avenue, Old Colwyn, Colwyn Bay LL29 9EH

£189,950

A traditional style DETACHED 3 BEDROOM HOUSE in a small cul-de-sac off Station Road within a short distance of the promenade, Old Colwyn village and schools, The house is ideal for the young family and affords PORCH, HALL, FRONT LOUNGE, DINING ROOM, KITCHEN with appliances, REAR STORE & UTILITY, BATHROOM, GAS CH, DOUBLE GLAZING, WALLED REAR GARDEN. Energy Rating 55D Potential 87B. Council Tax Band D. Freehold Ref CB7808



Porch

Double doors, inner door to Hall, laminate flooring, central heating radiator, under stairs and cupboard

Lounge

13'11 x 11'6 (4.24m x 3.51m)

Double glazed bay window to front aspect, central heating radiator, laminate flooring, coved ceilings

Dining Room

11'8 x 11'6 (3.56m x 3.51m)

Laminate flooring, white fireplace surround, leaded stain glass window top lights, coved ceilings

Kitchen

8'5 x 7'9 (2.57m x 2.36m)

Stainless steel sink unit, terrazzo tiled floor, cream design base cupboards and drawers with bronze work top surfaces, wall units, 4 ring electric hob unit, built in oven, stainless steel splash back and cooker hood, glazed unit, plumbing for dshwasher

Rear Store & Utility

Plumbing for washing machine

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

11'6 x 9'1 (3.51m x 2.77m)

Fitted 3 door wardrobe unit, double glazed, central heating radiator

Bedroom 2

11'8 x 11'8 (3.56m x 3.56m)

Double glazed, central heating radiator, laminate flooring

Bedroom 3

7'11 x 7 (2.41m x 2.13m)

Double glazed, central heating radiator

Bathroom

8'6 x 4'9 (2.59m x 1.45m)

Cast bath on claw and ball feet, wash hand basin, central heating radiator, airing cupboard and gas central heating boiler, tiled wall, Separate w.c,

Outside

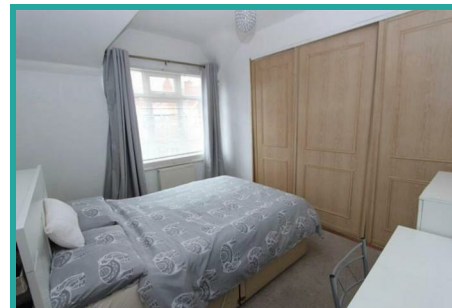
Small garden at the front and pleasant walled rear garden for sitting

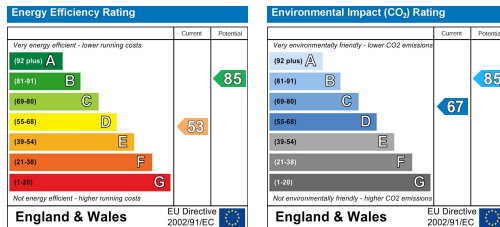
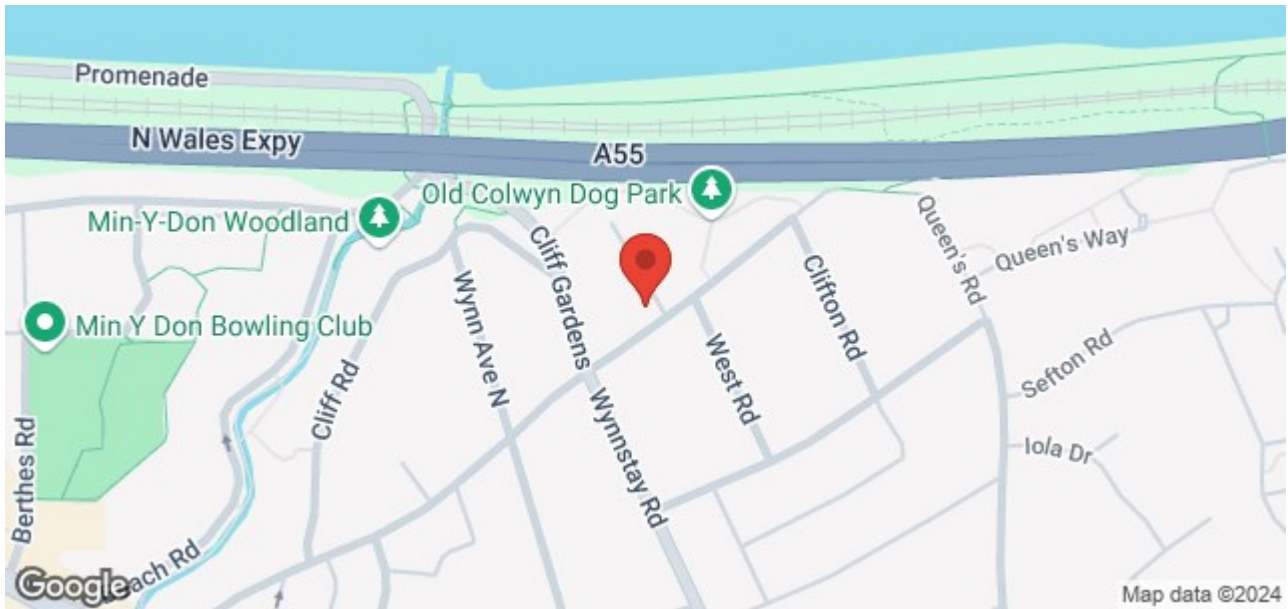
AGENTS NOTE

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.





AGENTS NOTES;

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SALICE

