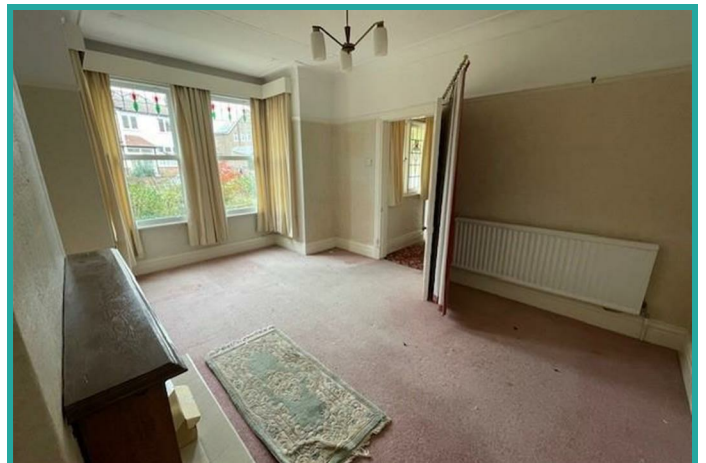
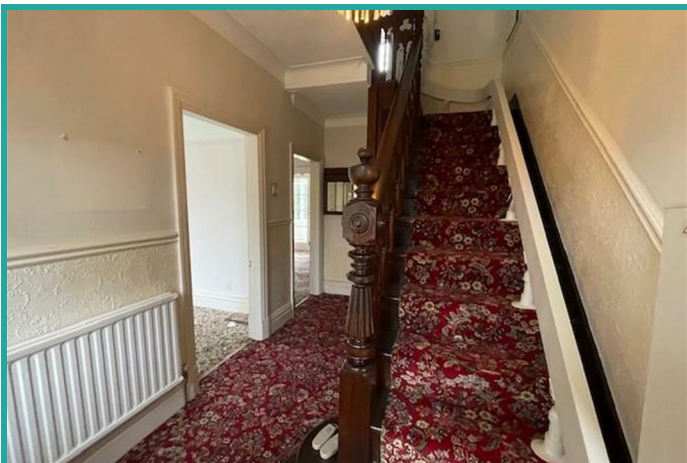




**STERLING**

ESTATE AGENTS & VALUERS

**Bushcroft 25 Station Road, Old Colwyn  
North Wales LL29 9RG**



**£319,500**

## **Bushcroft 25 Station Road, Old Colwyn, North Wales LL29 9RG**

**Imposing DETACHED DOUBLE FRONTED 3 BEDROOM HOUSE & DRESSING ROOM of appeal located in a convenient residential road just a short walk of the village centre and promenade. A spacious family home in need of updating and decoration, but great potential to modernise and/or extend, the accommodation provided affords FRONT PORCH, HALLWAY, LOUNGE, DINING ROOM, SUN LOUNGE, BREAKFAST ROOM, KITCHEN AND DOMESTIC STORES, FIRST FLOOR BATHROOM & SEPARATE W.C. OFF ROAD PARKING IN FRONT OF THE HOUSE AT SINGLE GARAGE AT THE BACK. PRIVATE REAR GARDEN. The house is gas centrally heated and windows double glazed. Council Tax Band E. Energy Rating 44E Potential 74C. Freehold. Ref CB7827**

### **Double Glazed Front Porch**

Tiled floor, leaded inner door

### **Hall**

Central heating radiator, coved ceilings, under stairs coat cupboard

### **Lounge**

13'5" x 11'9" (4.1 x 3.6)

Tiled fireplace and electric fire, 3 double glazed windows, coved ceilings, central heating radiator

### **Dining Room**

16'8" x 11'9" (5.1 x 3.6)

Central heating radiator, coved ceilings, serving hatch, double glazed bay window, tiled fireplace, oak surround and electric fire

### **Sun Lounge**

10'9" x 7'6" (3.3 x 2.3)

Brick lower walls, double glazed windows, access to rear garden

### **Breakfast Room**

14'1" x 11'9" (4.3 x 3.6)

Central heating radiator, tiled fireplace, 2 double glazed windows

### **Kitchen**

12'1" x 8'6" (3.7 x 2.6)

Oak style base cupboards with cream and brown speckled work top surfaces, tiled walls, 2 double glazed windows, single drainer sink unit, gas central heating boiler, plumbing for washing machine

### **Inner Hall & Domestic Stores**

Inner hall, double glazed back door, under stairs cupboard, broom cupboard, freezer room, double glazed, Separate w.c, double glazed

### **First Floor**

Mahogany stairway from Hall to First Floor and Landing

### **Bedroom 1**

13'9" x 11'9" (4.2 x 3.6)

Central heating radiator, 2 double glazed windows

### **Bedroom 2**

16'6" x 11'9" (5.03 x 3.6)

Double glazed bay window and side window, fitted 3 door and 2 door wardrobe unit, 5 tier chest drawers, 2 side drawer units

### **Bedroom 3**

12'1" x 8'10" (3.7 x 2.7)

Double glazed, central heating radiator, 6 tier chest drawers, fitted wardrobes with seven doors

### **Bedroom 4/Dressing Room**

7'2" x 4'7" (2.2 x 1.4)

### **Bathroom**

8'2" x 7'2" (2.5 x 2.2)

Bath, w.c, vanity wash hand basin, double glazed, tiled walls, shower cubicle and unit, heated towel radiator, Separate w.c, double glazed

### **The Garage**

Single concrete sectional garage at the back of the house access via the side grass lane

### **The Gardens**

Ornamental front garden with off road parking, stocked flower bed, lawn rear garden sheltered and private, flower beds and shrubs, gravelled area, pathway to the garage

### **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) These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

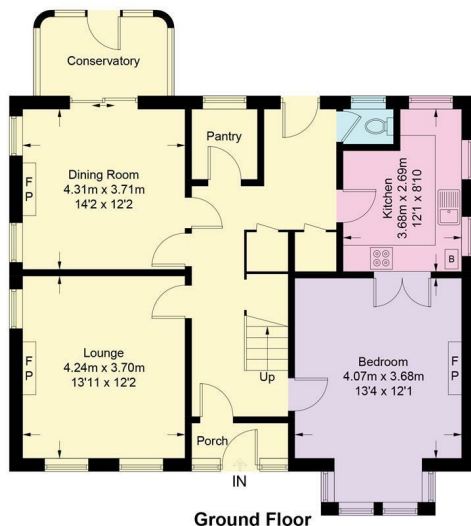




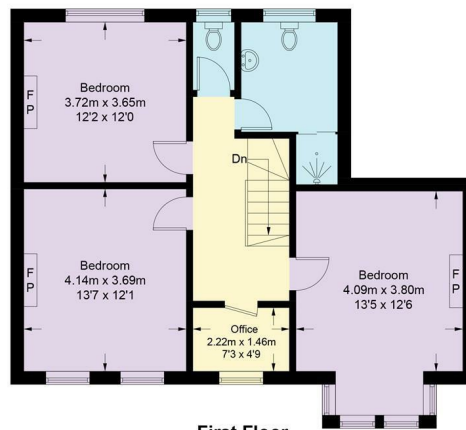


# Bushcroft, 25 Station Road, Old Colwyn, LL29 9RG

Approximate Gross Internal Area = 152.5 sq m / 1641 sq ft  
(Excluding Conservatory)

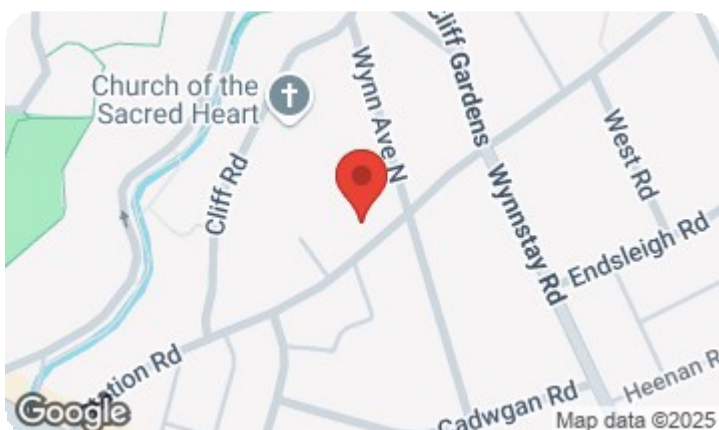


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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		44	74
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			
England & Wales		45	74
EU Directive 2002/91/EC			

## AGENTS NOTES;

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