

**6 Troon Way, Colwyn Heights
Colwyn Bay LL29 6AW**



Offers In The Region Of £259,950

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Located on the popular Colwyn Heights development, a DETACHED 3 BEDROOM HOUSE of modern style. The house is very close to Ysgol Pen y Bryn, local store and Restaurant/Free House. Set in private rear gardens, there is a CAR PARKING BAY at the front, driveway and SINGLE GARAGE. On two floors the accommodation affords HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, SUN ROOM/BREAKFAST ROOM, GROUND FLOOR BEDROOM, FIRST FLOOR, 2 MORE BEDROOMS & BATHROOM. The house is gas centrally heated and windows double glazed. NO ONGOING CHAIN. FREEHOLD, Council Tax Band D. Energy Rating 70C Potential 86B. Ref CB7846

Entrance

Double glazed front door off the side elevation to the HALL central heating radiator

Cloakroom

Vanity wash hand basin, w.c, double glazed leaded window, half tiled walls, coved ceilings

Lounge

15'8 x 11'2 (4.78m x 3.40m)

Double glazed window to front aspect, central heating radiator, coved ceilings, fireplace and tiled hearth, electric fire, archway to

Dining Room

9'2 x 7'9 (2.79m x 2.36m)

Double glazed leaded window, central heating radiator, under stairs cupboard

Kitchen

10'9 x 7'8 (3.28m x 2.34m)

Wood grain style base cupboards and drawers with grey work top surfaces, stainless steel sink unit, plumbing for washing machine, wall units and cooker hood, 4 ring electric hob unit, built in oven, part tiled, larder cupboard

Sun Room/Breakfast Room

8'7 x 5'3 (2.62m x 1.60m)

Double glazed back door

Ground Floor Bedroom

10'3 x 8'8 (3.12m x 2.64m)

Double door wardrobe cupboard, double glazed window

First Floor

Stairway from Hall to First Floor and Landing, built in airing cupboard and gas central heating boiler

Bedroom 2

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window, roof void storage cupboard, central heating radiator

Bedroom 3

11'7 x 10'2 (3.53m x 3.10m)

Double glazed, central heating radiator, roof void cupboard

Bathroom

7'8 x 4'6 (2.34m x 1.37m)

Panel bath, pedestal wash hand basin, w.c Aqua shower unit, upvc walls, double glazed, heated towel radiator

Outside

Driveway at the side of the house leading to the GARAGE with up and over door, additional car parking bay in front of

the house. Private rear garden laid to lawn with flowering trees and plants, Greenhouse and 2 Garden Sheds

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		86
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(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		
England & Wales	EU Directive 2002/91/EC	

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