

**85 Pen Y Bryn Road, Colwyn Bay
North Wales LL29 6AL**



Asking Price £349,500

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Set in private gardens on the corner of Pen-y-Bryn Road and Troon Way, a **DETACHED 4 BEDROOM HOUSE** with **CAR PORT** and **OFF ROAD PARKING**. The house is in a fashionable residential road within a short walk to Ysgol Pen-y-Bryn primary school, convenience store and Restaurant/Free House. The gardens are private and secluded from the road and enjoys a sunny southerly aspect. On two floors the accommodation affords **HALL, CLOAKROOM, LARGE DOUBLE ASPECT LOUNGE, GROUND FLOOR BEDROOM/RECEPTION - EN SUITE WET ROOM, LARGE L SHAPED KITCHEN BREAKFAST ROOM & LIVING ROOM, FIRST FLOOR 3 BEDROOMS & BATHROOM**. Gas centrally heated and windows double and secondary glazed. Energy rating E51 Potential B82. Tenure Freehold. Council Tax Band E. Ref CB7872

Entrance

Front door to Hall, under stairs cupboard, central heating radiator

Cloakroom

W.C, wash hand basin, double glazed, upvc walls

Large Lounge

23'3 x 11'9 (7.09m x 3.58m)

Double aspect room, fireplace surround with gas fire, decorative coving, 2 central heating radiators, french doors to rear gardens

Ground Floor Bedroom

14'6 x 7'7 (4.42m x 2.31m)

Double aspect room with one window double glazed, central heating radiator, double doors to

En Suite Wet Room

8'4 x 7'9 (2.54m x 2.36m)

Large walk in shower area and shower unit, wash hand basin, w.c, double glazed and back door, heated towel radiator and central heating radiator

Kitchen

10'3 x 8'5 (3.12m x 2.57m)

Single drainer sink unit, range of grey gloss style base cupboards and drawers with light grey speckled design work top surfaces, wall units, double glazed window, central heating radiator, under stairs cupboard, opening to

Breakfast Room

17'5 x 8'11 (5.31m x 2.72m)

Originally the garage but now a breakfast living room, peninsular cupboards and breakfast bar, plumbing for washing machine, gas central heating boiler, Bosch dishwasher, 2 central heating radiators, 2 double glazed windows

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

13'2 x 11'9 (4.01m x 3.58m)

Double glazed window, central heating radiator, deep fitted wardrobes with 6 mirror doors and roof void storage cupboard

Bedroom 2

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window, central heating radiator, deep fitted 3 door wardrobe unit

Bedroom 3

9'2 x 7'4 (2.79m x 2.24m)

Double glazed window, central heating radiator, wardrobe cupboard

Modern Bathroom

8'1 x 4'4 (2.46m x 1.32m)

Panel bath, pedestal wash hand basin, w.c, double glazed window, double door cylinder airing cupboard, shaver point, tiled walls and floor, mirror cabinet, shower unit, heated towel radiator

Outside

Driveway with off road parking and covered **CAR PORT** on the side of the house.

The Gardens

The property stands in large corner gardens, well stocked and private from the road, laid to lawn with flower borders and flower beds, laurel hedging, sunny patio area behind the house, rockeries, Greenhouse

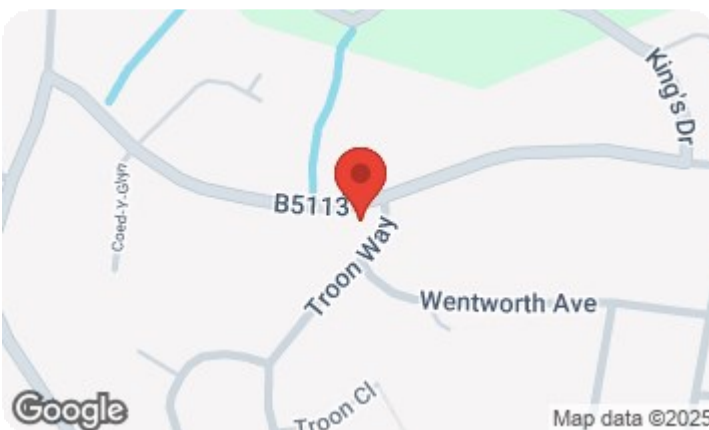
AGENTS NOTE

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.

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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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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AGENTS NOTES;

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