



Colby 31 Heenan Road
Old Colwyn, North Wales LL29 9DP

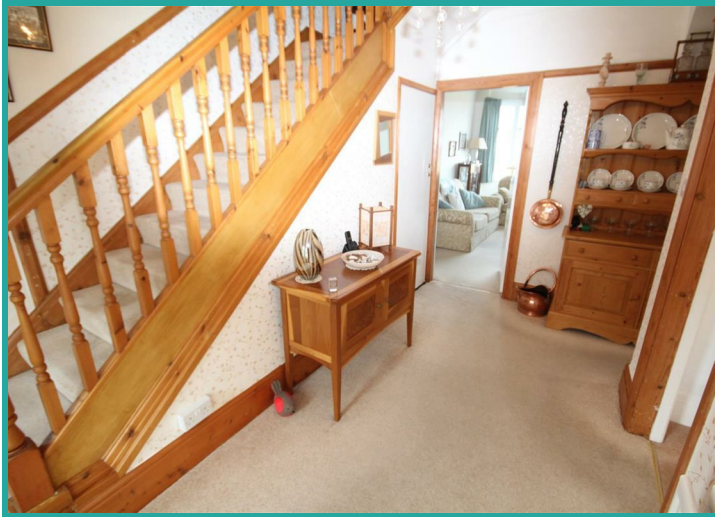
Offers Over £365,000



STERLING

ESTATE AGENTS & VALUERS

On Heenan Road in a popular residential area of Old Colwyn, this immaculately presented SEMI DETACHED HOUSE offers a delightful blend of character and modern living, making it an ideal family residence. With 4 SPACIOUS BEDROOMS this home provides ample space for family life and entertaining guests. The two well-appointed reception rooms are perfect for relaxing or hosting gatherings, while the two bathrooms ensure convenience for busy mornings. One of the standout features of this property is the lovely rear garden, which not only offers a serene outdoor space for children to play or for gardening enthusiasts to indulge their passion, but also boasts distant sea and coastal views that enhance the overall appeal. The driveway and garage provide practical solutions for parking and storage, ensuring that your vehicles and belongings are secure. The property is gas central heated and windows double glazed. Additionally, the superb range BASEMENT/WORK ROOMS presents an exciting opportunity for conversion, whether you envision a home office, studio, or additional living space. This residence is not just a house; it is a home filled with potential, perfectly situated to enjoy the best of coastal living while being close to local amenities. Tenure Freehold. Council Tax Band E. Energy Rating 58D Potential 78C. Ref CB7853



Entrance

Open Porch, double glazed front door to

Large Spacious Hall 15'1" x 8'10" (4.6 x 2.7)

Central heating radiator, under stairs access to the lower level

Ground Floor Shower Room 7'2" x 6'6" (2.2 x 2)

Walk in double shower, linen cupboard, heated towel radiator, shaver point, vanity wash hand basin, w.c, double glazed, tiled walls

Dining Room 15'5" x 13'5" (4.7 x 4.09)

Double glazed bay window to front aspect and fitted seating with storage cupboards below, composite stone effect fireplace and surround, living flame gas fire, marble back and hearth, fitted bookshelves in alcoves

Lounge 17'0" x 11'9" (5.2 x 3.6)

Double glazed bay window to rear garden aspect and distant sea views, central heating radiator, fireplace surround with marble inset and hearth, living flame gas fire, coved ceilings

Kitchen 11'9" x 10'2" (3.6 x 3.1)

Range of light oak base cupboards and drawers with black work top surfaces, stainless steel one and a half bowl sink unit, double glazed window to rear garden aspect and distant sea views, 5 ring gas hob unit, built in Neff double oven, microwave, fridge freezer, wall units, double glazed back door, central heating radiator, Bosch dishwasher, stainless steel cooker hood

First Floor

Stairway off the Hall to First Floor and Landing, dado rail, central heating radiator, access to loft

Bedroom 1 15'5" x 10'9" (4.7 x 3.3)

Double glazed bay window, 2 central heating radiators, fitted wardrobe units with 7 doors and 2 side displays

Bedroom 2 15'5" x 11'9" (4.7 x 3.6)

Double glazed bay window to rear garden aspect and

sea coastal views , 2 central heating radiators, coved ceilings

Bedroom 3 10'9" x 9'2" (3.3 x 2.8)

Double glazed window, distant sea views, central heating radiator

Bedroom 4 8'10" x 7'10" (2.7 x 2.4)

Double glazed, central heating radiator

Family Bathroom 9'2" x 7'2" (2.8 x 2.2)

Quadrat shower cubicle and unit, heated towel radiator, tiled floor and part tiled walls, w.c, vanity wash hand basin, 2 double glazed windows, panel bath and shower taps, illuminated vanity mirror, airing cupboard and radiator

Lower Level

Excellent range of basement room/work rooms, walk in pantry with slate slab, high level w.c

Freezer Room 12'9" x 5'10" (3.9 x 1.8)

Work Room 12'5" x 11'9" (3.8 x 3.6)

Double glazed

Playroom/Store 15'8" x 13'3" (4.8 x 4.05)

Gas central heating boiler

Large Coal Store

Shute access

Laundry Room 9'6" x 8'10" (2.9 x 2.7)

Stainless steel sink unit, plumbing for washing machine

The Garage 14'5" x 8'6" (4.4 x 2.6)

Brick and pebble dashed, tiled roof, driveway and off road parking

The Gardens

Lovely lawn rear garden with flower borders and beds on two levels

AGENTS NOTE

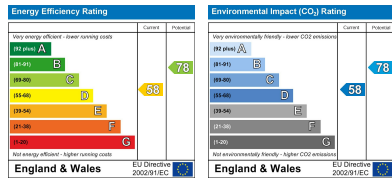
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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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AGENTS NOTES;
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