

**7 Rivières Avenue, Colwyn Bay  
North Wales LL29 7DP**



**£339,950**

## 7 Rivières Avenue, Colwyn Bay, North Wales LL29 7DP

An exceptional DETACHED HOUSE of modern style, deceptively spacious inside and offering a perfect blend of style and comfort. With 4 GENEROUS SIZED BEDROOMS, including a MASTER EN SUITE SHOWER this home is ideal for families seeking both space and privacy. The heart of the home is the large, EXCELLENTLY FITTED KITCHEN, which seamlessly flows into a FAMILY DINING ROOM, creating an inviting space for gatherings and entertaining. The contemporary design and thoughtful layout ensure that every corner of this home is both functional and aesthetically pleasing. Outside, you will find a private south-facing garden, perfect for enjoying sunny days. The garden features a covered hot tub area, offering a tranquil retreat for relaxation, as well as a garden studio room that can serve as a home office or creative space. This stunning detached house on Rivières Avenue is only a short distance from the town centre and schools for all ages. Council Tax Band E. Tenure Freehold. EPC 76C Potential 85B Ref CB7882

### Entrance

Double glazed front door to

### Hall

Central heating radiator

### Large Lounge

20'0" x 12'9" (6.1 x 3.9)

Double glazed square bay window to front aspect, grey wood grain style flooring, electric log effect fire, central heating radiator

### Cloakroom

Deep walk in cloaks with w.c, wash hand basin, central heating radiator, double door cupboard

### Fitted Kitchen Dining Room

24'11" x 8'10" and 12'9" (7.6 x 2.7 and 3.9)

Grey base cupboards and drawers with black work top surfaces and breakfast bar, plumbing for washing machine, double glazed patio door and window, stainless steel sink unit, 4 ring gas hob unit, built in electric oven, 2 pull out spice units,

### First Floor

Stairway off the Hall to First Floor

### Landing

10'5" x 6'2" (3.2 x 1.9)

Walk in store cupboard

### Bedroom 1

13'9" x 13'1" (4.2 x 4)

Central heating radiator, wardrobe recess, double glazed

### En Suite Shower Room

Shower cubicle and unit, wash hand basin w.c, tiled walls, shaver point

### Bedroom 2

12'9" x 8'2" (3.9 x 2.5)

Double glazed, central heating radiator

### Bedroom 3

11'5" x 8'10" (3.5 x 2.7)

Double glazed, central heating radiator

### Bedroom 4

11'9" x 8'6" (3.6 x 2.6)

Central heating radiator, double glazed window

### Bathroom

7'6" x 6'10" (2.3 x 2.1)

Panel bath, pedestal wash hand basin, wc, heated towel radiator, tiled walls, shaver point, heated towel radiator

### The Garage

Integral Single Garage with up and over door, power & light laid on, gas central heating boiler, electric car charging point

### The Gardens

Private south facing rear garden with flagged pathway, upper artificial grass area, Garden Studio Room 4.7 x 2.8, double doors, 4 windows, electric heater, power and light, grey composite decking. Covered Hot Tub 2.9 x 2.7

### 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)

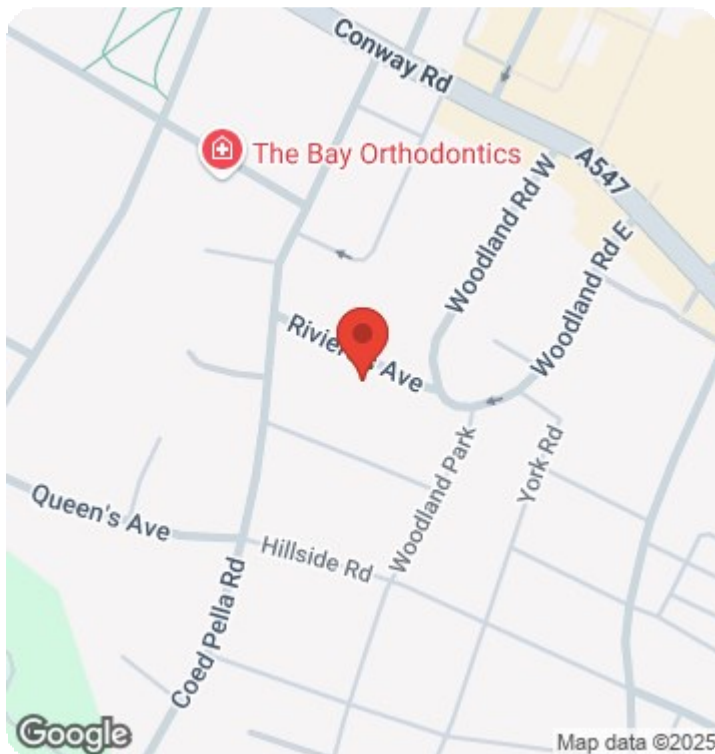
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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	76	85
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	77	85
EU Directive 2002/91/EC		

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