

**12 Troon Way, Colwyn Heights
Colwyn Bay LL29 6AP**



Asking Price £259,000

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On the favoured Colwyn Heights development, this immaculately presented SEMI DETACHED HOUSE offers a delightful blend of comfort and style. With 3 well-proportioned BEDROOMS, including an EN SUITE SHOWER, this property is perfect for families or those seeking extra space. The family bathroom is thoughtfully designed, ensuring convenience for all. The heart of the home provides 2 RECEPTION ROOMS, CONSERVATORY and a FITTED KITCHEN. One of the standout features of this property is the beautifully landscaped private rear garden, which offers a serene retreat for outdoor enjoyment. Additionally, a LARGE GARDEN WORKROOM provides an excellent space for hobbies or storage, enhancing the practicality of this home. Parking is a breeze with space for up to four vehicles and the property is conveniently situated near a primary school, making it an ideal choice for families. Council Tax Band D. Tenure Freehold. Energy Rating 72C Potential 86B. Ref CB7894

Entrance

Double glazed front door

Hallway

Vertical radiator

Cloakroom

W.C, wash hand basin, gas central heating boiler

Lounge

13'9" x 11'5" (4.2 x 3.5)

Brick tiled style fireplace, central heating radiator, double glazed bow window to front aspect with day-night blinds fitted, double doors to

Dining Room

8'10" x 8'2" (2.7 x 2.5)

Double glazed, laminate flooring, central heating radiator,

Conservatory

10'9" x 7'10" (3.3 x 2.4)

Vertical radiator, access to rear gardens

Fitted Kitchen

9'2" x 8'2" (2.8 x 2.5)

Single drainer sink unit, white gloss style base cupboards and drawers, work top surfaces, double glazed, built in dishwasher, fridge freezer, larder cupboard, 4 ring gas hob unit, built in electric oven, built in microwave and second oven, under stairs cupboard and utility with plumbing for washing machine

First Floor

Landing

Bedroom 1

11'1" x 7'10" (3.4 x 2.4)

Double glazed, central heating radiator, laminate flooring

En Suite Shower Room

Shower cubicle and unit, vanity wash hand basin, w.c, tiled walls, double glazed

Bedroom 2

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

Double glazed, central heating radiator

Bedroom 3

9'6" x 5'10" (2.9 x 1.8)

Double glazed, central heating radiator

Bathroom & Shower

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

Shower bath, shower unit, beige tiled walls, laminate flooring, double glazed, w.c, vanity wash hand basin, heated towel radiator

Garden Workroom

15'5" x 9'2" (4.7 x 2.8)

Useful workroom with wood burner, 4 central heating radiator, stainless steel wash bowl, store room off

The Gardens

Lovely landscaped rear garden enclosed by boundary fences, laid with flag stones, four artificial grass areas, timber sleepers and searing. Front garden and driveway providing off road parking for 2-3 cars

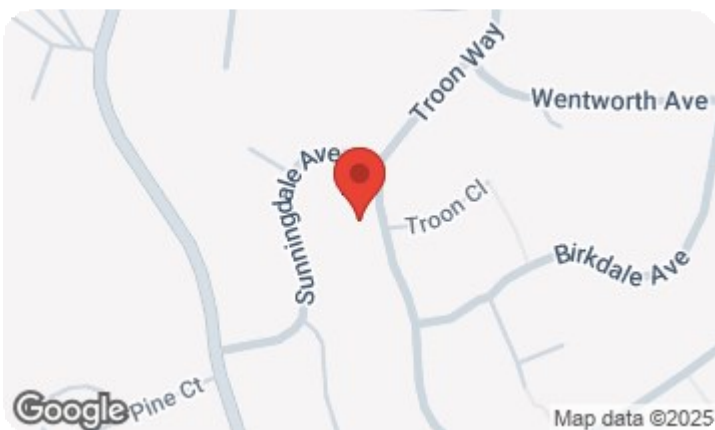
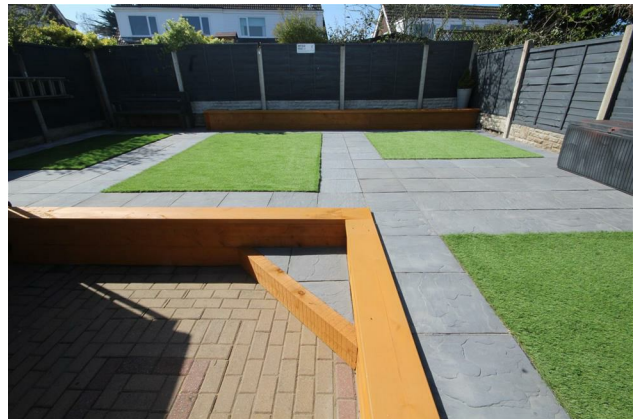
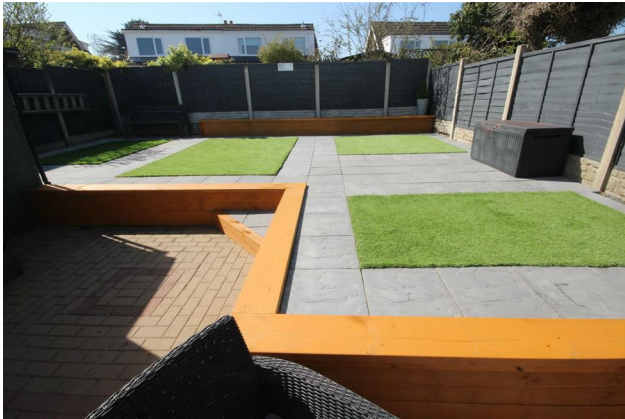
AGENTS NOTE

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTES;

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