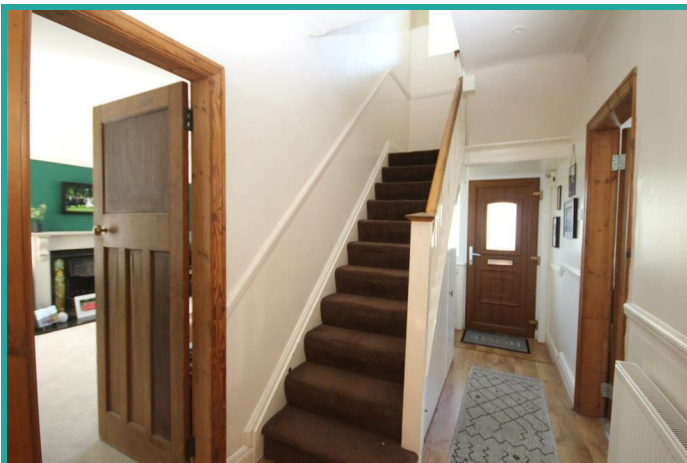


**16 Dolwen Road, Old Colwyn
North Wales LL29 8UP**



£359,950

16 Dolwen Road, Old Colwyn, North Wales LL29 8UP

Lovely spacious 4 BEDROOM DETACHED HOUSE situated on the outskirts of the village, the property offers a delightful blend of countryside living and proximity to local amenities, including a nearby golf course for those who enjoy the sport. As you enter the home, you are welcomed by 2 RECEPTION ROOMS that provide ample space for family gatherings and entertaining guests. LARGE FITTED KITCHEN BREAKFAST ROOM with UTILITY/CLOAKS off. The characterful interior is designed with family living in mind, ensuring comfort and warmth throughout. The 4 well proportioned BEDROOMS offer plenty of room for relaxation and personal space and MODERN BATHROOM. The sunny rear gardens provide a perfect outdoor retreat, ideal for enjoying the warmer months or hosting summer barbecues. With parking available for up to six vehicles, convenience is at the forefront of this home, making it easy for family and friends to visit. Tenure Freehold, Council Tax Band E, Energy Rating TBC. Ref CB7904

Entrance

Double glazed front door to HALL, dado rail, laminate flooring, central heating radiator, coved ceilings

Lounge

17'0" x 12'9" (5.2 x 3.9)

Fireplace surround with tiled inset and hearth in the Art Nouveau style, living flame gas fire, 2 double glazed windows, and blinds, 2 central heating radiators

Dining Room

16'8" x 13'3" (5.1 x 4.04)

Double glazed bay window, 2 central heating radiators, laminate flooring, coved ceilings, gas coal effect stove fire

Superb Fitted Kitchen Breakfast Room

20'11" x 14'1" (6.4 x 4.3)

Leisure 5 ring cooking station 2 double glazed windows and french doors to rear garden, tiled floor, range of base cupboards and drawers in a sage design with work top surfaces, central heating radiator, stainless steel sink unit, gas central heating boiler, built in dishwasher

Utility/Cloakroom

7'10" x 4'7" (2.4 x 1.4)

Plumbing for washing machine, central heating radiator, double glazed, w.c, wash hand basin

First Floor

Landing

Double glazed, dado rail

Bedroom 1

14'1" x 13'1" (4.3 x 4.01)

Central heating radiator, double glazed window and fitted blinds, laminate flooring

Bedroom 2

14'1" x 13'1" (4.3 x 4)

Double glazed window and fitted blinds, cast fireplace, central heating radiator, laminate flooring

Bedroom 3

14'5" x 10'9" (4.4 x 3.3)

Central heating radiator, 2 double glazed windows, cast fireplace

Bedroom 4

9'6" x 7'6" (2.9 x 2.3)

Double glazed, central heating radiator, access to loft

Bathroom

8'6" x 6'2" (2.6 x 1.9)

Shower bath, screen and shower unit, vanity wash hand

basin, w.c, part tiled walls, heated towel radiator, double glazed

The Garage

Long decorative brick driveway at the side of the house leading to the SINGLE GARAGE, brick built, red tiled roof, up and over door, plenty of parking and turning area at the back of the house

The Gardens

Front garden providing further parking, side garden and sunny ornamental rear garden

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

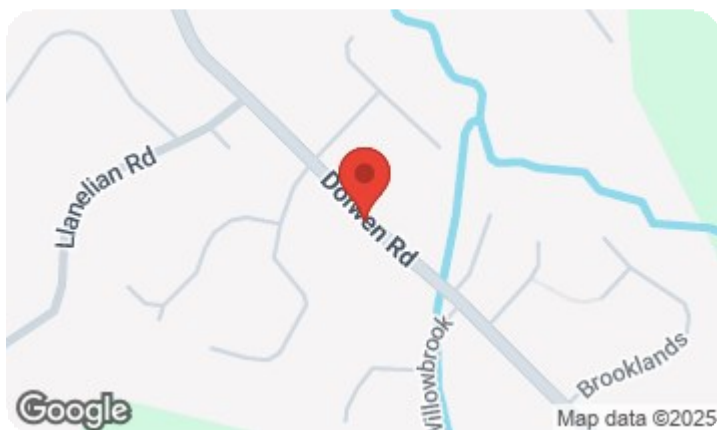
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (S). Powered by www.Propertybox.io



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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