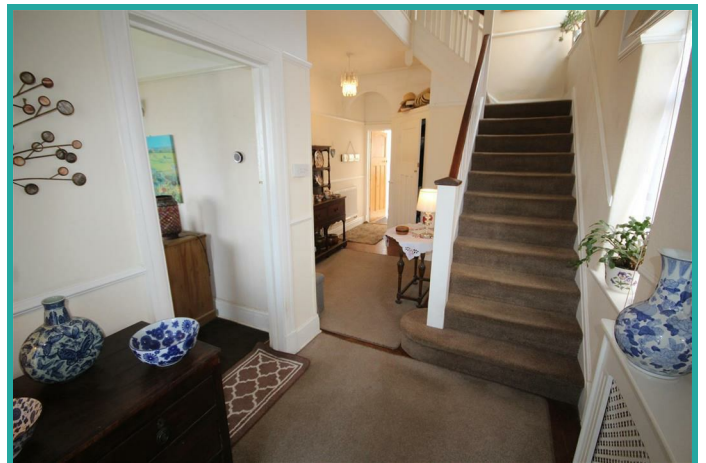


**Hafod 43 York Road, Colwyn Bay
North Wales LL29 7EY**



£259,950

Hafod 43 York Road, Colwyn Bay, North Wales LL29 7EY

Located just below the Old Highway in an elevated position, a spacious character 3 BEDROOM SEMI DETACHED HOUSE. From the front elevations there are far reaching views over the town and coastline, while the rear gardens are long, private and well stocked. The house still retains many original features such as parquet flooring throughout the ground floor except kitchen and leaded light windows in the porch and front where the rooms not only have sea views such as the lounge, bedrooms but also a view of the Little Orme, Rhos on sea, and Pwlychrochan Woods . Originally built with 4 bedrooms, one has been converted to provide a second BATHROOM as well as a useful BOX ROOM off the landing. From the HALLWAY is the FRONT LOUNGE, LIVING ROOM, KITCHEN BREAKFAST ROOM, SHOWER ROOM, OUTSIDE WORKROOM and LAUNDRY ROOM. The house is located in an established residential area within easy reach of the town centre, Railway Station and schools for all ages. Tenure Freehold, Council Tax Band D. Awaiting EPC Ref CB7920

Front Porch

Glazed inner door to

Hall

Double glazed window, 2 central heating radiators, dado rail, coved ceilings, under stairs cupboard, fitted corner cupboard

Front Lounge

16'9" x 12'11" (5.11m x 3.94m)

Open coal fireplace in black and white and cast iron, 2 central heating radiator and cabinet, coved ceilings, double glazed square bay window and distant sea views, parquet flooring. 2 windows in the lounge with leaded lights.

Dining Living Room

15'1" x 12'1" (4.6 x 3.7)

Double glazed french doors to rear gardens, parquet flooring, pine style fireplace, marble back and hearth, original call bell system which still works from around the house and the front door.

Kitchen Breakfast Room

12'5" x 11'1" (3.8 x 3.4)

Beech style base cupboards and drawers, beige design work top surfaces, 2 double glazed windows, stainless steel sink unit, dishwasher, wall units and glazed units, cooker extractor hood, central heating radiator, built in fridge, Worcester gas fired central heating boiler, The fridge and the dishwasher are integrated and the boiler is 12 months old also integrated.

First Floor

Stairway off the Hall to First Floor and Landing, leaded stained glass window, central heating radiator, dado rail, coved ceilings, Partially boarded large open area attic with loft ladder and lighting may be suitable for loft extension, subject to planning permission and regulations .

Bedroom 1

15'8" x 12'5" (4.8 x 3.8)

Square bay window, distant sea views, central heating radiator

Bedroom 2

14'5" x 11'1" (4.4 x 3.4)

Double glazed window to rear garden aspect. cast fireplace, central heating radiator

Bedroom 3

10'9" x 10'5" (3.3 x 3.2)

Central heating radiator, fitted shelving, sea viiews

Box Room

Off the Landing, access to loft space, double glazed window

Shower Room

8'6" x 8'2" (2.6 x 2.5)

Quadrant shower cubicle and unit, vanity wash hand basin, w.c, bidet, 2 double glazed windows, tiled walls, louvre door airing cupboard, central heating radiator

Bathroom

10'5" x 6'10" (3.2 x 2.1)

Beige tiled walls, w.c, pedestal wash hand basin, stand alone roll top bath, shower taps, double glazed window, central heating radiator, heated towel radiator

Workroom/Store

Built onto the side of the house is a useful timber workroom/store. Parking for two cars on the drive and outside lights on sensors

Patio and the back of the house has outside lights .

Outside washhouse laundry has hot and cold water supply is a separate building also with PowerPoints for washing machine , tumble drier and two freezers , also general storage .

Outside woodshed and garden shed are present .

Wash Room

Belfast sink, plumbing for washing machine, Outside w.c. Outside washhouse laundry has hot and cold water supply is a separate building also with PowerPoints for washing machine , tumble drier and two freezers , also general storage . Outside woodshed and garden shed are present .

The Gardens

Well stocked extra long rear gardens, having a cottage influence with an abundance of flowers,, rockeries, fruit trees, Perry Pear tree, soft fruits, plum trees, wildlife pond, 2 greenhouses. Garden at the front of the house

AGENTS NOTE

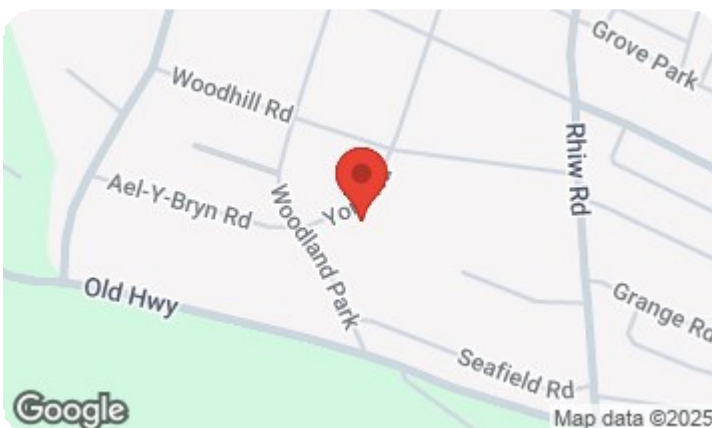
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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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Computer Cat5e and TV/ DAB aerial sockets in main rooms and bedrooms, The third bedroom is suited to working from home if required .





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	52	80
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	66	80
EU Directive 2002/91/EC		

AGENTS NOTES;

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