



16 Erskine Road  
Colwyn Bay, North Wales LL29 8EU

£310,000



STERLING

ESTATE AGENTS & VALUERS



Undoubtedly, one of the finest homes in the vicinity comprising an END OF ROW 4 BEDROOM FAMILY HOME with BATHROOM & SHOWER ROOM together with PRIVATE COURTYARD GARDENS, OFF ROAD PARKING and 2 LARGE GARAGES/WORK SHOPS and STORES. In the same ownership for some 40 years, the vendors have transformed the property into a lovely family home of appeal which must be viewed to appreciate. From the HALLWAY is the FRONT LOUNGE, LARGE DINING ROOM & feature brick fireplace, KITCHEN BREAKFAST ROOM, UTILITY ROOM and CLOAKROOM. The outside is a unique feature of the house which provides a sheltered and sunny sitting relaxation area. In a central position the house is within easy walk of the town centre, bus services and schools for all ages. Tenure Freehold, Council Tax Band C. EPC Rating 78C Potential 86B Ref CB7933



### Entrance

Double glazed front door to Hall, dado rail, coved ceilings, central heating radiator, under stairs coats area

### Lounge

18'0" x 14'9" (5.5 x 4.5)

White fireplace surround with slate back and hearth, living flame electric log burner fire, double glazed bay window, central heating radiator, 2 double folding doors to dining room

### Lovely Dining Room

19'4" x 11'1" (5.9 x 3.4)

Featuring a brick fireplace with two arched wine alcoves, quarry tiled hearth, coved ceilings, dado rail, central heating radiator

### Kitchen Breakfast Room

16'8" x 11'9" (5.1 x 3.6)

Range of Chestnut base cupboards and drawers, white work top surfaces, tiled floor, stainless steel sink unit, built in dishwasher, dado rail, Creda electric hob unit and gas range, wine store, double glazed window and door to rear gardens.

### Utility Room

12'1" x 6'10" (3.7 x 2.1)

Tiled floor, stainless steel sink unit, double glazed window and door, plumbing for washing machine, boiler cupboard housing the gas central heating boiler

### Cloakroom

W.C, wash hand basin, double glazed

### First Floor

Stairway from the Hall to First Floor and Landing

### Landing

Landing on two levels, loft ladder, dado rail, central heating radiator, sky light

### Bedroom 1

19'8" x 11'1" (6 x 3.4)

Double glazed, central heating radiator, dado rail, 2 double door wardrobe units and top cupboards

### Bedroom 2

12'9" x 11'1" (3.9 x 3.4)

Double glazed, 2 central heating radiators

### Bedroom 3

15'5" x 11'5" (4.7 x 3.5)

Double glazed bay window, central heating radiator, 3 double door wardrobe units and top cupboards

### Dressing Room or Single Bedroom

8'2" x 5'10" (2.5 x 1.8)

Central heating radiator, double glazed, fitted wardrobes and top cupboards

### Shower Room

6'8 x 5'9 (2.03m x 1.75m)

Square shower cubicle and unit, w.c, pedestal wash hand basin, double glazed, beige tiled walls and floor, heated towel radiator

### Bathroom

11'1" x 7'6" (3.4 x 2.3)

Panel bath set in a wide archway, shower mixer taps, double glazed, central heating radiator, pedestal wash hand basin, w.c, bidet, 2 vanity lights

### The Garages/Work Rooms

15'1" x 14'1" and 15'5" x 12'9" (4.6 x 4.3 and 4.7 x 3.9)

At the back of the house are a range of outbuildings, formerly used as stables many years ago, both with double doors, power and light laid on

### Excellent Store

15'5" x 16'0" (4.7 x 4.9)

Or additional workroom/garage

### Loft Storage Rooms Above

42'3" x 16'0" (12.9 x 4.9)

In three sections, original delivery hatch, light and water laid on. Covered side Store 3.9m in length

### The Gardens

These are a most delightful feature of the house, completely private and sheltered creating a quiet 'oasis' with mature planting, water features, lovely sitting areas which is quite rare for a central location. Of particular note is the OFF ROAD PARKING and double gates which lead into the rear courtyard

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail

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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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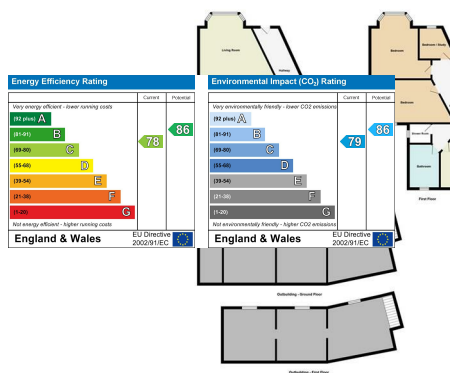












#### AGENTS NOTES;

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