



16 Erskine Road
Colwyn Bay, North Wales LL29 8EU

£299,950



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

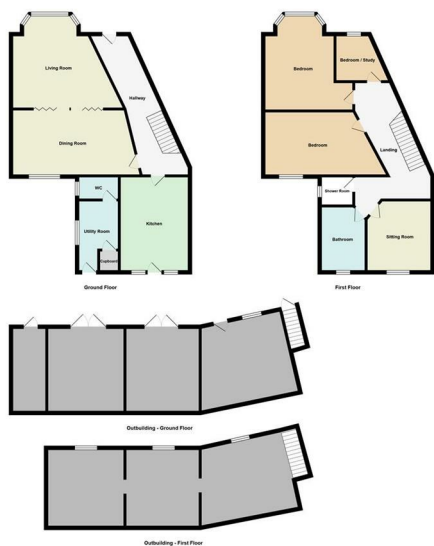
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Not environmentally friendly - higher CO ₂ emissions	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

