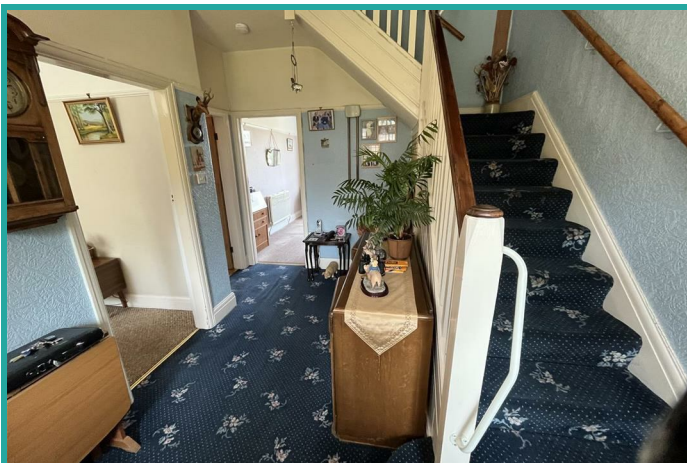


**Newcourt 196 Conway Road, Colwyn Bay
North Wales LL29 7LU**



Asking Price £259,950

Newcourt 196 Conway Road, Colwyn Bay, North Wales LL29 7LU

In the favoured West End part of town not far from local shopping, Aldi supermarket and access onto the A55 expressway. A surprisingly spacious 4 BEDROOM SEMI DETACHED FAMILY HOUSE of traditional style with GARAGE, LARGE REAR GARDEN and useful UNDERFLOOR BASEMENT ROOMS. Also in the garden is a long GREENHOUSE measuring 24' x 10'. The accommodation provided is well planned and affords PORCH, HALL, LOUNGE, DINING ROOM, LARGE KITCHEN BREAKFAST ROOM, SHOWER ROOM, GAS C.H, DOUBLE GLAZING. The property is Freehold and Council Tax Band D. Energy Rating E40 Potential B45. Ref CB7918

Entrance Porch

Double glazed front door, black and white tiled floor, pine inner door to

Hall

Central heating radiator, under stairs cupboard

Lounge

16'0" x 12'1" (4.9 x 3.7)

Double glazed square bay window, central heating radiator, oak style fireplace surround with marble back and hearth, living flame gas fire, coved ceilings

Dining Room

12'9" x 10'5" (3.9 x 3.2)

Mahogany style fireplace surround with tiled back and gas fire, double door cupboard, central heating radiator, double glazed

Kitchen Breakfast Room

16'8" x 10'2" (5.1 x 3.1)

Range of pine style base cupboards and drawers with black work top surfaces, 2 double glazed windows, wall units, stainless steel sink, gas fire Rayburn range cooker, part panelled walls, plate rack, larder cupboard, double glazed back door, concrete steps and wrought iron haand rail down to rear gardens

First Floor

Stairway from the Hall to First Floor and Landing, corner double door cylinder airing cupboard

Bedroom 1

15'8" x 12'1" (4.8 x 3.7)

Double glazed square bay window, vanity wash hand basin, central heating radiator

Bedroom 2

12'9" x 11'9" (3.9 x 3.6)

Double glazed, central heating radiator, vanity wash hand basin

Bedroom 3

10'0" x 9'2" (3.06 x 2.8)

Double glazed leaded window

Bedroom 4

9'6" x 7'10" (2.9 x 2.4)

Double glazed

Shower Room

6'2" x 5'6" (1.9 x 1.7)

Double shower cubicle and unit, pedestal wash hand basin, tiled walls, double glazed, heated towel radiator, Separate w.c, double glazed

The Garage

Driveway at the side of the house leading to the SINGLE CONCRETE SECTIONAL GARAGE, double doors

Basement Rooms

12'5" x 12'5" (3.8 x 3.8)

Access off the rear elevation to Wash Room with Belfast sink, underfloor store room and further 2 more rooms

The Gardens

Long rear garden in 2 sections, ornamental with rockery and flower beds, GREENHOUSE 7.5m x 3.1m. Brick Store 2.8 x 2.4. A gate in the middle of the garden gives access into a 'secret' lawn garden enclosed by conifer hedges. Colourful garden at the front

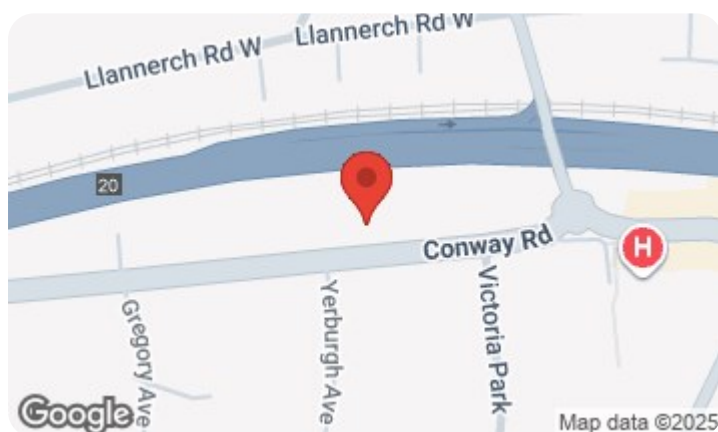
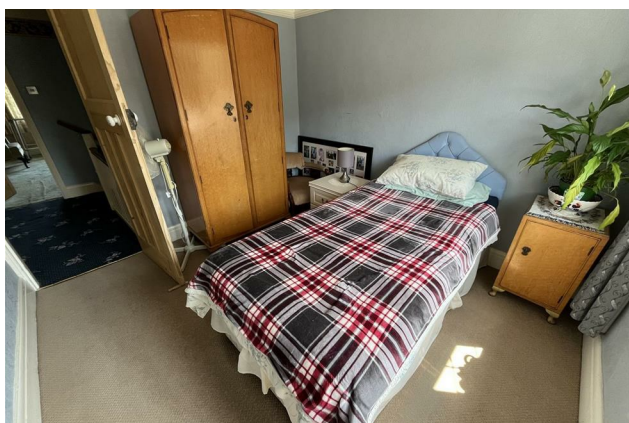
AGENTS NOTE

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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	

AGENTS NOTES;

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