



Stepping Stones 108 Conway Road
Colwyn Bay, North Wales LL29 7LL

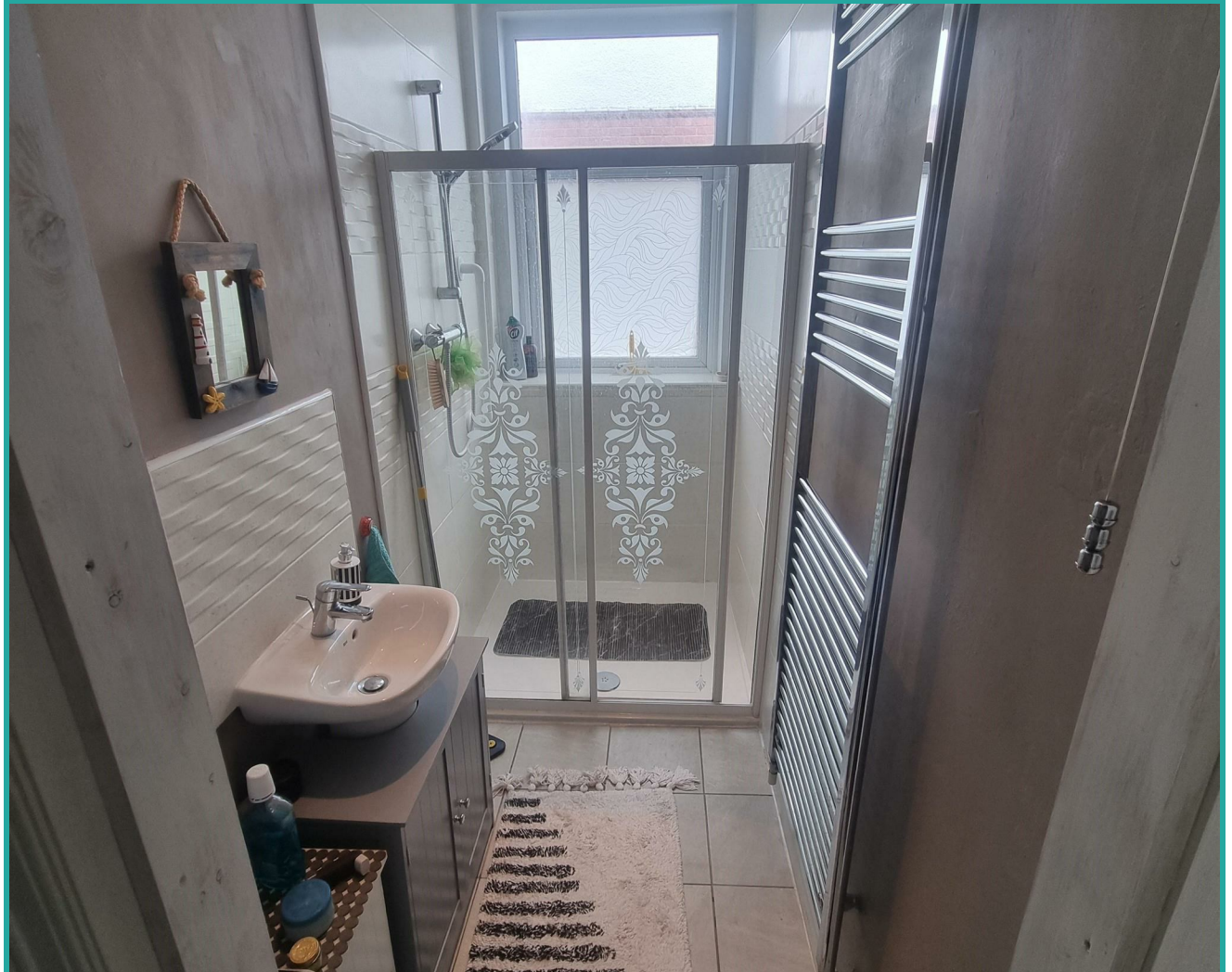
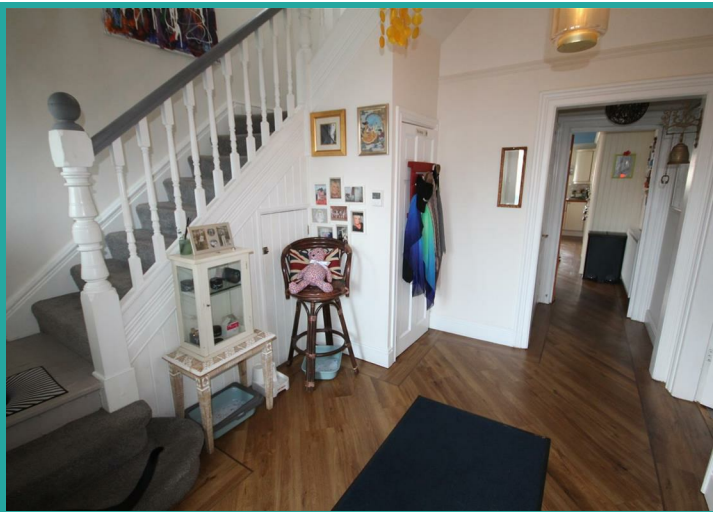
Asking Price £425,000



STERLING

ESTATE AGENTS & VALUERS

A large DETACHED 3 STOREY FAMILY RESIDENCE of character and appeal located in the favoured West End part of the town. As well as an extremely spacious family home the property could also be used as Surgery, Dental Practice etc subject to change of use or for those having a dependent relative. On a bus route and well placed for shopping in the West End and Rydal School, the accommodation provided briefly affords VESTIBULE - HALL - SHOWER ROOM - LOUNGE - DINING LIVING ROOM - LARGE FITTED KITCHEN BREAKFAST ROOM - 7 BEDROOMS (2 WITH EN SUITES) - FAMILY BATHROOM - GARDENS FRONT & REAR - GAS C.H. Of particular note are the underfloor WORKROOM & STORE. The windows are double glazed. There is off road parking through large double gates on the drive. Tenure Freehold, Council Tax Band F. Energy Rating 51E Potential 75C. Ref CB7941



Entrance Vestibule

Large enclosed entrance vestibule, double glazed french doors

Reception Hall

Central heating radiator

Shower Room

Shower cubicle and unit, double glazed, pedestal wash hand basin, heated towel radiator, tiled floor, Separate w.c, double glazed

Lovely Lounge 20'0" x 13'10" (6.1 x 4.24)

Double glazed square bay window to front aspect, coved ceilings, central heating radiator, fireplace surround with tiled inset, electric fire, 2 wall lights

Dining Living Room 13'10" x 13'10" (4.22 x 4.24)

Double glazed, central heating radiator, coved ceiling

Fitted Kitchen Breakfast Room

16'8 x 12'1 (5.08m x 3.68m)

Belfast sink, 3 double glazed windows and back door, range of base cupboards and drawers with wood strip design work top surfaces, dresser style glazed units, central heating radiator, plumbing for washing machine, wine fridge, 5 ring Rangemaster, cooker extractor hood

First Floor

Stairway from Hall to First Floor

Landing

Double glazed, fitted bookshelf unit

Bedroom 1 20'4" x 13'10" (6.2 x 4.24)

Double glazed square bay window, central heating radiator

En Suite Bathroom

Panel bath, shower mixer taps, w.c, wash hand basin, tiled walls, central heating radiator

Walk in Dressing Room

Bedroom 2 11'7 x 10'1 (3.53m x 3.07m)

Dado rail, central heating radiator, double glazed, walk in wardrobe

Bedroom 3 13'10 x 13'10 (4.22m x 4.22m)

Double glazed window to rear aspect, dado rail, laminate flooring, central heating radiator

Bedroom 4 12'3 x 11'8 (3.73m x 3.56m)

Double glazed, central heating radiator, laminate flooring

Bathroom

Panel bath, double shower cubicle and unit, w.c, vanity wash hand basin, 2 double glazed windows, heated towel radiator

Second Floor

Stairway off the Landing to Second Floor

Bedroom 5 14'5 x 13'2 (4.39m x 4.01m)

Double glazed, central heating radiator

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, central heating radiator

Bedroom 6 12'5 x 9 (3.78m x 2.74m)

Double glazed, central heating radiator, dado rail

Bedroom 7 12'4 x 9'4 (3.76m x 2.84m)

Double glazed, central heating radiator, dado rail

Outside

Lovely private 'wild garden' in the front of the house. Driveway through large double gates and off road parking. Ornamental rear garden with golden gravel, timber decking area, walled and fenced boundaries. Garden Shed

Under Floor Rooms

Useful work room, store and w.c, gas central heating boiler

AGENTS NOTE

Viewing Arrangements By appointment with Sterling

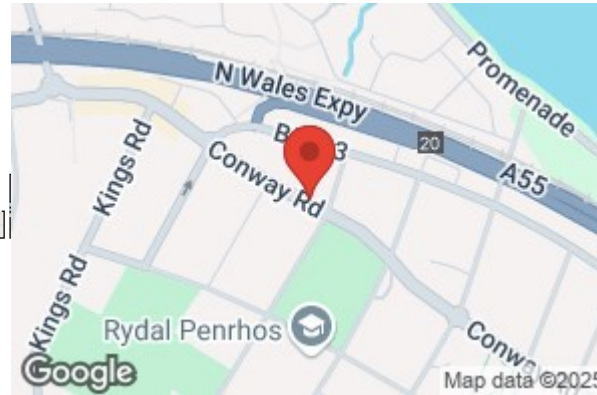
Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.







AGENTS NOTES;

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01492-534477
 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or www.sterlingestates.co.uk e sites could well

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(1-10) A		
(81-90) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(46-54) E			(41-50) E		
(39-45) F			(51-60) F		
(31-38) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

