



105 St. Andrews Road  
Colwyn Bay, North Wales LL29 6DN

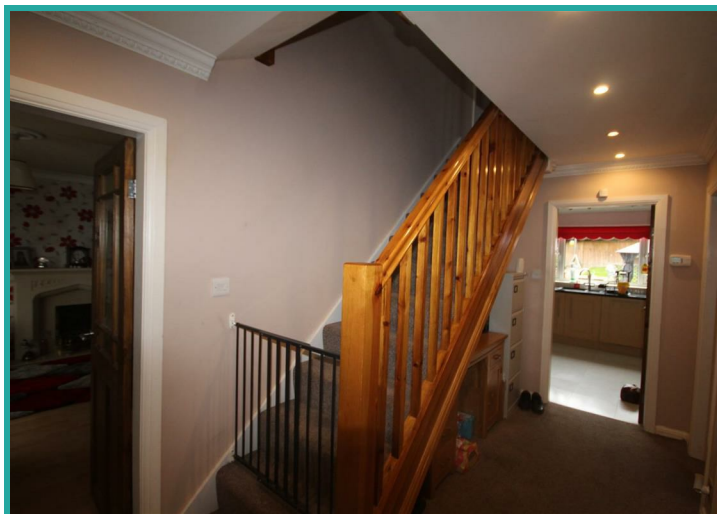
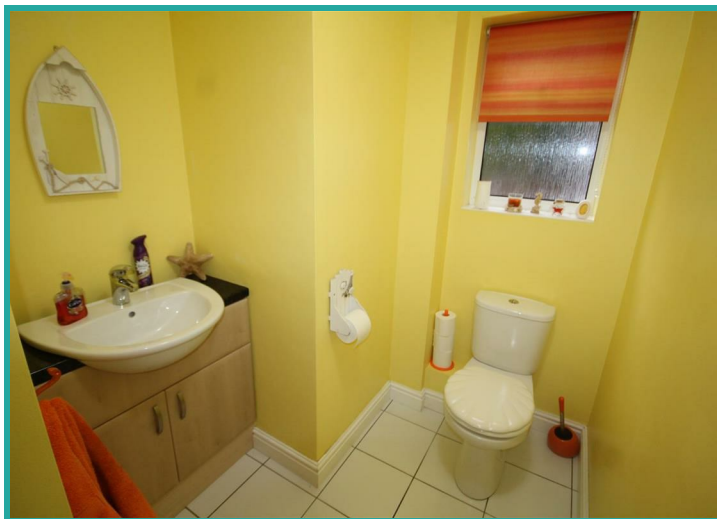
£445,000



**STERLING**

ESTATE AGENTS & VALUERS

This beautifully presented 4 BEDROOM EXECUTIVE HOME is situated in Upper Colwyn Bay, near the junction with Llanrwst Road. Viewing is recommended to not only appreciate the location but also the accommodation provided and private rear garden with HOT TUB and GAZEBO. Outside to the front of the property there is a lawn, ample off road parking and INTEGRAL 2 CAR GARAGE. The house is not far from Ysgol Pen y Bryn Primary School, Restaurant/Inn and local Store. The town centre of Colwyn Bay and access onto the A55 at the West End is a short drive away. The accommodation briefly affords PORCH, HALLWAY, CLOAKROOM, LOUNGE, DINING ROOM, CONSERVATORY, UTILITY ROOM, MASTER BEDROOM with EN SUITE SHOWER, 3 FURTHER BEDROOMS, GAS C.H , DOUBLE GLAZING. A new roof was constructed in December 2022. Tenure Freehold, Council Tax Band F. EPC 69C Potential 74C Ref CB7944



### **Porch**

Double glazed front door to Porch, double glazed inner door

### **Hall**

Central heating radiator

### **Cloakroom**

W.C, wash hand basin, tiled floor,

### **Lounge** 17'0" x 13'5" (5.2 x 4.1)

Double glazed leaded bow window to front aspect, thermal window blinds, central heating radiator, dado rail, coved ceilings, Minster style fireplace with living flame gas fire, marble back and hearth

### **Dining Room** 10'9" x 10'9" (3.3 x 3.3)

Dado rail central heating radiator, coved ceilings

### **Conservatory** 14'5" x 11'9" (4.4 x 3.6)

Lower walls brick, windows double glazed, central heating radiator, access to the rear gardens, thermal window blinds, space for a condenser tumble dryer

### **Fitted Kitchen** 12'9" x 10'9" (3.9 x 3.3)

Range of beech style base cupboards and drawers with black work top surfaces, double glazed, single drainer sink unit, wall cupboards, decorative coving, built in dishwasher, stainless steel cooker hood, central heating radiator, pan drawers

### **Utility Room** 8'2" x 5'2" (2.5 x 1.6)

Double glazed stable door, central heating radiator, plumbing for washing machine, double glazed window, under stairs cupboard, gas central heating boiler

### **First Floor**

Stairway from Hall to First Floor and Landing, loft ladder to boarded and insulated loft space, linen cupboard, coved ceilings, double glazed leaded window

### **Bedroom 1** 15'1" x 13'9" (4.6 x 4.2)

Double glazed window, fitted 5 door wardrobe unit, central heating radiator, coved ceilings

### **En Suite Shower Room** 7'6" x 6'9" (2.3 x 2.06)

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

### **Bedroom 2** 12'9" x 10'5" (3.9 x 3.2)

Double door wardrobe cupboard, coved ceilings, double glazed leaded window, central heating radiator

### **Bedroom 3** 11'9" x 10'9" (3.6 x 3.3)

Double glazed, central heating radiator, coved ceilings

### **Bedroom 4** 9'10" x 8'6" (3 x 2.6)

Double glazed, coved ceilings, central heating radiator

### **Bathroom** 9'11" x 5'6" (3.04 x 1.7)

Shower bath, shower unit and screen, wash hand basin, heated towel radiator, w.c, tiled walls, double glazed, shaver point & mirror

### **Double Garage** 18'6" x 18'3" (5.64m x 5.56m)

Wide resin driveway with ample parking space leading to the DOUBLE GARAGE, 2 newly installed roller shutter, doors, power, water & light laid on, personal door, electric car charging point

### **The Gardens**

Private and secluded rear garden with flagged patio, brick retaining walls, upper lawn, decking area with pergola and folding roof canopy, Hot Tub under a gazebo and coloured lighting, lawn garden and border at the front. Outside tap

### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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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| Energy Efficiency Rating                                                                                                                                                                                                                                               |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                               |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                | Potential | Current                                                                                                                                                                                                                                                                                                      | Potential |
| <p>Very energy efficient - lower running costs</p> <p>92-95% <b>A</b></p> <p>89-91% <b>B</b></p> <p>85-88% <b>C</b></p> <p>82-84% <b>D</b></p> <p>79-81% <b>E</b></p> <p>75-78% <b>F</b></p> <p>72-74% <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-95% <b>A</b></p> <p>89-91% <b>B</b></p> <p>85-88% <b>C</b></p> <p>82-84% <b>D</b></p> <p>79-81% <b>E</b></p> <p>75-78% <b>F</b></p> <p>72-74% <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| 69                                                                                                                                                                                                                                                                     |           | 74                                                                                                                                                                                                                                                                                                           |           |
| England & Wales                                                                                                                                                                                                                                                        |           | England & Wales                                                                                                                                                                                                                                                                                              |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                      |           |

