



6 Bro Elian
Old Colwyn, North Wales LL29 8UL

Guide Price £425,000



STERLING

ESTATE AGENTS & VALUERS

Located on the outskirts of Old Colwyn, on the fringe of open countryside, particulars of a DETACHED 4 BEDROOM EXECUTIVE HOME situated in a cul de sac of only 9 other properties built approximately 22 years ago. The house stands in good sized private gardens and from the upper rear elevations, there are fine distant views of the hills, Golf Course and the sea in the distance. Immaculately presented by the owners the accommodation affords HALL - CLOAKROOM - DINING ROOM - LOUNGE AT THE REAR - SUN CONSERVATORY - FITTED KITCHEN - UTILITY ROOM - EN SUITE SHOWER TO BEDROOM 1 - FAMILY BATHROOM - 2 CAR GARAGE - GAS C.H - DOUBLE GLAZING. The present owners have installed Solar Panels which is producing a monthly credit. Highly recommended for viewing. EPC 90B Potential 91B. CB5521



Hall

Double glazed front door to HALL, ample walk in storage closet, Karndean flooring, dado rail, central heating radiator, decorative covings and artexed ceilings

Cloakroom

Tiled floor, double glazed window, w.c, wash hand basin, central heating radiator, half tiled walls

Lounge 18'1" x 12'10" (5.51 x 3.91)

At the rear of the house with access into the conservatory, 2 central heating radiators, decorative covings and artexed ceilings, multi fuel fire, glazed double doors from the hall and glazed double doors to the conservatory

Conservatory 11'4" x 10'9" (3.45 x 3.28)

Lower walls brick built and windows in upvc double glazing, lovely aspect over the gardens and distant hills, insulated and plastered ceiling

Dining Room 11'8" x 11'1" (3.56 x 3.38)

Double glazed bay window to front aspect, central heating radiator, decorative covings and artexed ceilings, Karndean flooring

Kitchen Breakfast Room 12'11" x 9'11" (3.94 x 3.02)

Fitted with a range of wood veneer base cupboards and drawers, grey marble effect work top surfaces, double glazed window overlooking the rear gardens, stainless steel sink unit, 4 ring gas hob unit, built in double oven, glazed units, dado rail, breakfast bar, central heating radiator, coved and artexed ceilings, inset ceiling lighting, stainless steel cooker hood, built in dishwasher

Utility Room 6'4" x 6'0" (1.93 x 1.83)

Stainless steel sink unit, plumbing for washing machine and room for a tumble dryer, tiled floor, central heating radiator, coved and artexed ceilings

Landing

Stairway from Hall to First Floor and Landing, double glazed window, central heating radiator, coved and

artexed ceilings, airing cupboard and radiator, pull down ladder to extensive loft space, mainly boarded and with lighting

Bedroom 1 14'6" x 13'0" (4.42 x 3.96)

Double glazed window with lovely aspect over the gardens and distant sea hill views, central heating radiator

En Suite Sower Room

Shower cubicle and unit, central heating radiator, pedestal wash hand basin, w.c, tiled walls in a grey/sage colour, coved and artexed ceilings, double glazed window

Bedroom 2 13'9" x 13'0" (4.19 x 3.96)

Double glazed window to rear aspect overlooking the distant views to the sea and hills, central heating radiator, coved and artexed ceilings

Bedroom 3 11'8" x 11'1" (3.56 x 3.38)

Double glazed window, central heating radiator, coved and artexed ceilings

Bedroom 4 9'9" x 7'11" (2.97 x 2.41)

Double glazed window, coved and artexed ceilings, central heating radiator

Bathroom

Panel bath, pedestal wash hand basin, w.c, black and cream tiled walls, central heating radiator, coved and artexed ceilings, shower cubicle and unit

Garage 18'0" x 17'6" (5.49 x 5.33)

Wide driveway leading to the DOUBLE GARAGE with 2 single electric up and over doors, power and light laid on, personal door, gas central heating boiler. Fitted SAJ inverter and 5kwh storage batteries.

Outside

The house stands in lawned gardens of a generous size, with blocked paved driveway to front providing plenty of off road parking, paved pathway leading down both sides

of the property and slate chipping area. Landscaped gardens to rear with small shrub and trees, fenced boundaries, timber decked seating area, there are country views and distant views of the sea. Enclosed vegetable garden area and outside tap.

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

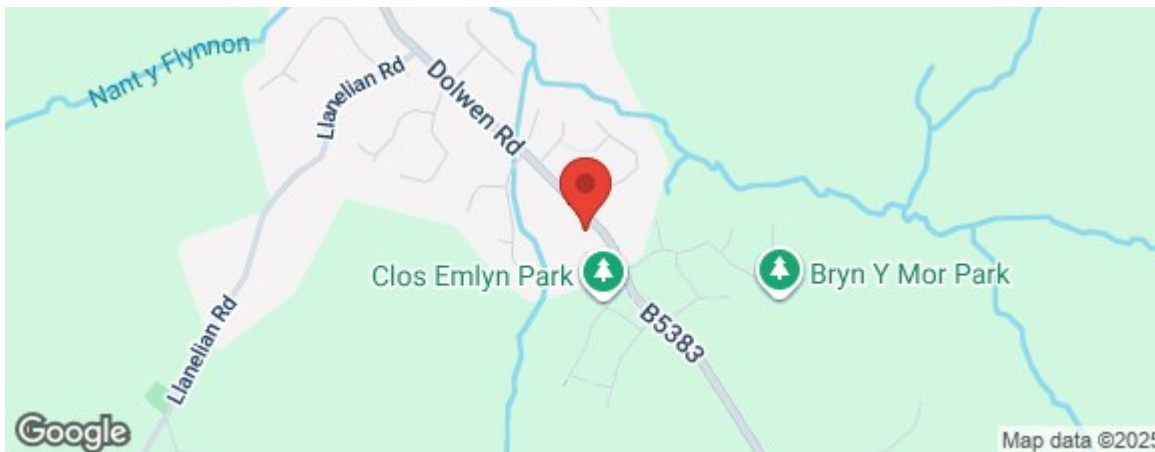
These sites could well find a buyer for your own home.











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Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
201-255 kWh/m ²	B			201-255 g/kWh	B		
156-200 kWh/m ²	C			156-200 g/kWh	C		
111-155 kWh/m ²	D			111-155 g/kWh	D		
81-110 kWh/m ²	E			81-110 g/kWh	E		
61-80 kWh/m ²	F			61-80 g/kWh	F		
41-60 kWh/m ²	G			41-60 g/kWh	G		
Below 41 kWh/m ²				Below 41 g/kWh			
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	

