

**58 Birkdale Avenue, Colwyn Heights
Colwyn Bay, North Wales LL29 6DB**



£249,950

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Located just off Wentworth Avenue in large gardens, driveway and GARAGE, a well maintained and looked after 3 BEDROOM SEMI DETACHED HOUSE. The house is opposite Ysgol Pen-y-Bryn and within a short distance to a local store and Restaurant Inn. Briefly the accommodation affords HALL, CLOAKROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, MODERN BATHROOM, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band D. Awaiting EPC. Ref CB7982

Entrance

Double glazed front door to HALL central heating radiator, under stairs cupboard

Cloakroom

Vanity wash hand basin, w.c, double glazed, central heating radiator, tiled floor

Lounge

15'8" x 10'9" (4.8 x 3.3)

Polished marble style fireplace with living flame gas fire, double glazed bow window to front aspect, central heating radiator, coved ceilings, glazed double doors to

Dining Room

10'9" x 8'2" (3.3 x 2.5)

Double glazed, central heating radiator, coved ceilings

Fitted Kitchen

11'1" x 9'6" (3.4 x 2.9)

Range of beech style base cupboards and drawers, work top surfaces, double glazed window and back door, 4 ring gas hob unit, Hotpoint double oven, tiled floor, stainless steel sink unit and waste disposal, built in Bosch dishwasher, Hotpoint washing machine, fridge freezer, pelmet lighting, cooker extractor hood, Worcester gas central heating boiler, terracotta design tiled floor

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard, loft ladder to insulated attic space

Bedroom 1

10'9" x 10'5" (3.3 x 3.2)

Double glazed, central heating radiator

Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator

Bedroom 3

7'6" x 7'2" (2.3 x 2.2)

Or Dressing Room Range of fitted corner wardrobes with 7 doors, 5 tier chest drawers, double glazed, central heating radiator

Bathroom

8'6" x 5'10" (2.6 x 1.8)

Panel bath, shower unit, double glazed, vanity wash hand basin, heated towel radiator, w.c, tiled walls and floor

The Garage

17'8" x 7'10" (5.4 x 2.4)

Concrete driveway with off road parking leading to the single Concrete Sectional Garage with up and over door, recently laid roof covering

The Gardens

The house stands in a large plot with lawn gardens to front, side and rear, flower borders and beds. There is a screen fencing between the side of the house and garage ensuring privacy.

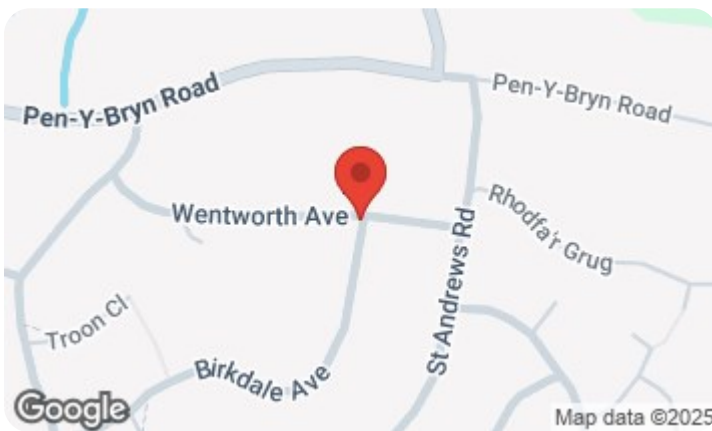
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

Current	Potential
70	76

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

England & Wales

AGENTS NOTES;

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