

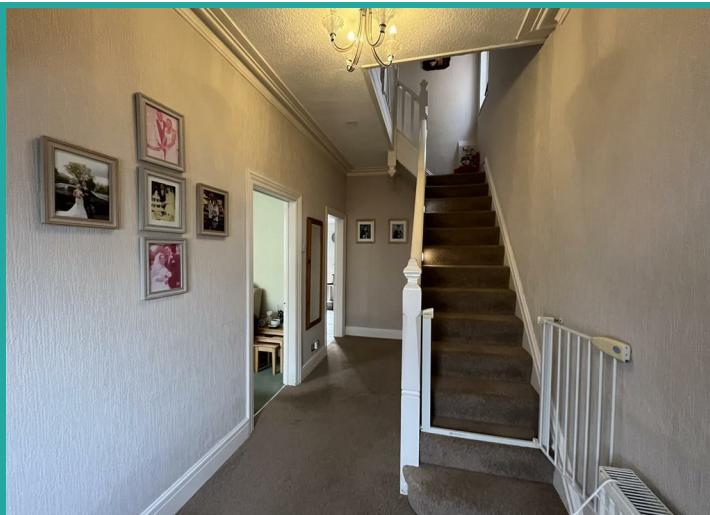


9 Victoria Road  
Old Colwyn, North Wales LL29 9SN

£259,950



One of the nicest and tastefully decorated homes in the village which much be viewed to be fully appreciated. As well as the immaculate interior, the accommodation provided is much larger inside than what first appears externally. Originally comprising of 2 DOUBLE and a SINGLE BEDROOM, the present owners have converted the third bedroom into an EN SUITE FULLY FITTED DRESSING ROOM. Off the landing a turned staircase gives access to the LARGE 17' LOFT HOBBIES/OCCASIONAL BEDROOM. There is also a MODERN BATHROOM & SHOWER. On the GROUND FLOOR is the LONG HALLWAY, SPACIOUS LOUNGE and L SHAPED DINING ROOM & FITTED KITCHEN with appliances. Outside is a sunny garden, the house is gas centrally heated and windows double glazed. Located on the level the house is just a short distance from the village shops, bus services, Primary Schools, Min-y-Don Park and Promenade. Council Tax Band D. Tenure Freehold. Awaiting EPC Ref CB7996

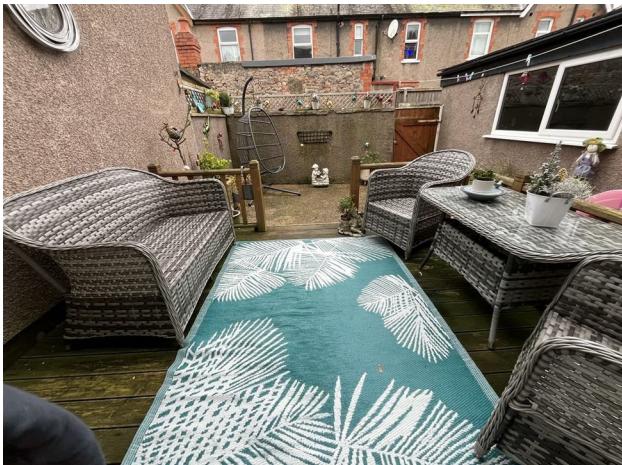


<b>Long Entrance Hall</b>	<b>18'4" x 6'9" (5.6 x 2.08)</b>	Or Playroom/Occasional Bedroom, access via a turned staircase off the landing, 4 roof void cupboards, double glazed velux window
Coved ceilings, meter cupboard, double glazed front door, central heating radiator		
<b>Lounge</b>	<b>17'0" x 11'5" (5.2 x 3.5)</b>	<b>Outside</b> Ornamental garden to the front of the house. At the back of the house there is a timber decking area, boundary walls, resin path.
Double glazed bay window, coved ceilings, log effect electric fire, marble fireplace and hearth, central heating radiator		
<b>Dining Room</b>	<b>11'9" x 11'9" (3.6 x 3.6)</b>	<b>Work Room/Utility</b> <b>15'5" x 7'6" (4.7 x 2.3)</b> Brick built, double glazed door and window, plumbing for washing machine, ideal for fridge, freezer
Marble fireplace surround and living flame gas fire, double glazed french doors to rear garden, central heating radiator, opening into the kitchen		
<b>Modern Fitted Kitchen</b>	<b>7'10" x 7'6" (2.4 x 2.3)</b>	<b>AGENTS NOTE</b> Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> and web site <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a>
Fitted with a range of 'Cashmere' gloss style base cupboards and drawers with wood grain effect work top surfaces, double glazed, built in Stoves 4 ring gas hob unit, Stoves double oven, splash back, pan drawers, wine unit, built in dishwasher, double glazed back door, cooker hood		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 <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> 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 - <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a> or alternatively <a href="http://www.guildproperty.co.uk">www.guildproperty.co.uk</a> These sites could well find a buyer for your own home.
<b>First Floor</b>		
Stairway from Hall to First Floor and Landing		
<b>Bedroom 1</b>	<b>14'1" x 11'1" (4.3 x 3.4)</b>	
Central heating radiator, 2 double glazed windows, double doors to		
<b>En Suite Dressing Room</b>	<b>8'2" x 7'6" (2.5 x 2.3)</b>	
Originally Bedroom 3 but now fully fitted with wardrobes, storage compartments, drawer units, double glazed, central heating radiator		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
<b>Bedroom 2</b>	<b>12'1" x 11'9" (3.7 x 3.6)</b>	
Double glazed, central heating radiator		
<b>Lovely Modern Bathroom</b>	<b>7'10" x 6'8" (2.4 x 2.05)</b>	
Oval bath, quadrant shower cubicle and unit, heated towel radiator, double glazed, tiled walls, wash hand basin, w.c, under floor heating		
<b>Loft Hobbies Room</b>	<b>17'4" x 8'6" (5.3 x 2.6)</b>	





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(H1-95) A			
(88-90) B			
(84-86) C			
(79-84) D			
(71-78) E			
(21-70) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



**AGENTS NOTES;**  
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