

**36 Dolwen Road, Old Colwyn
Colwyn Bay LL29 8UP**



£310,000

36 Dolwen Road, Old Colwyn, Colwyn Bay LL29 8UP

Located on the outskirts of the village, on the fringe of open countryside yet only a mile from the Marine Hotel roundabout, Old Colwyn village and access onto the A55. A DETACHED 3 BEDROOM BUNGALOW built by Redrow Construction some 40 years ago of brick construction beneath a tiled roof. The bungalow occupies a generous size plot with an ADDITIONAL DRIVEWAY, LARGE GARDENS and GARDEN HOBBIES ROOM/STUDIO. The original drive leads to a 2 CAR INTEGRAL GARAGE and WORK ROOM off. Gas centrally heated and double glazed the accommodation comprises HALLWAY, LARGE LOUNGE, FITTED KITCHEN and DINING ROOM, LARGE CONSERVATORY, EN SUITE SHOWER ROOM and MAIN BATHROOM. Old Colwyn Golf Course is not far away. Tenure Freehold, Council Tax Band E, EPC 69C Potential 82B. Ref CB7987

Entrance

Double glazed front door

L Shaped Hallway

Central heating radiator, built in airing cupboard and gas central heating boiler

Lounge

16'6" x 11'5" (5.04 x 3.5)

Double glazed window to front aspect overlooking the distant hills, central heating radiator, central heating radiator and coved ceilings, stone effect fireplace surround with electric fire, archway to

Large Dining Kitchen

19'8" x 9'6" (6 x 2.9)

Stainless steel sink unit, plumbing for washing machine, cooker extractor hood, fridge freezer, pantry cupboard, tiled kitchen floor, 2 double glazed french doors, range of maple style base cupboards and drawers, wall units, work top surfaces

Excellent Conservatory

19'8" x 12'9" (6 x 3.9)

Lower walls brick, windows double glazed, 2 central heating radiators, double glazed patio doors to the rear south facing gardens

Bedroom 1

12'9" x 10'5" (3.9 x 3.2)

Double glazed window, central heating radiator, vanity wash hand basin

En Suite Shower Room

Shower unit, w.c, wash hand basin, double glazed, central heating radiator

Bedroom 2

12'5" x 10'5" (3.8 x 3.2)

Fitted wardrobes and top stores, side bed units, double door wardrobe and chest drawers, double glazed, central heating radiator

Bedroom 3

9'6" x 7'2" (2.9 x 2.2)

Double glazed, central heating radiator

Bathroom

7'2" x 6'8" (2.2 x 2.04)

Panel bath, pedestal wash hand basin, w.c, tiled walls, double glazed, central heating radiator

The Garage

28'2" x 10'5" (8.6 x 3.2)

Long concrete driveway leading to the 2 CAR INTEGRAL GARAGE with up and over door, power & light laid on, personal door to the workroom

Workroom

22'3" x 6'10" (6.8 x 2.1)

Stainless steel sink, power & light laid on

The Gardens

Large south facing rear gardens laid to lawn, flower trees and plants, flower borders and beds, patio courtyard, ADDITIONAL DRIVEWAY to the other side of the bungalow providing extra parking, ideal for those having a motor-home or caravan. Potting shed, greenhouse. Useful GARDEN STUDIO ROOM 4.8 x 2.9, power & light, double glazed door and window. Lawn garden to the front and flower borders.

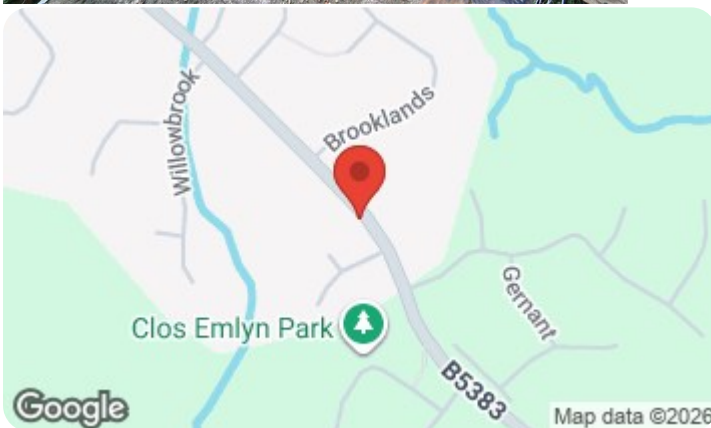
AGENTS NOTE

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		71	82
		EU Directive 2002/91/EC	

AGENTS NOTES;

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.