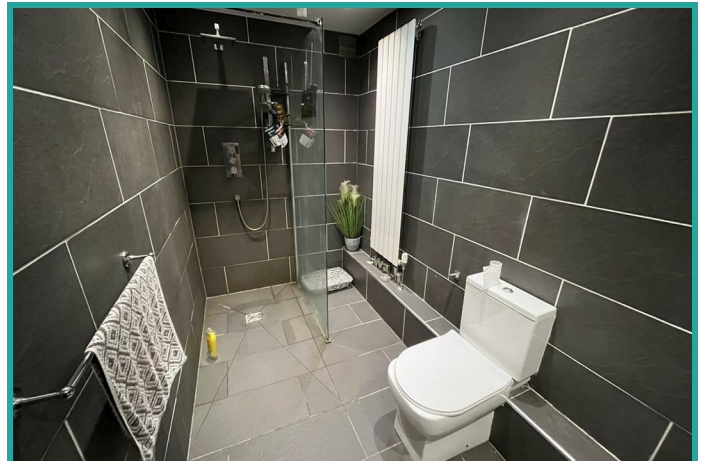


**38 Groes Road, Colwyn Bay  
LL29 8PU**



**£265,000**

## 38 Groes Road, Colwyn Bay, LL29 8PU

Located just a short distance up Groes Road within easy reach of Eirias High School and Park, Leisure Centre and Ysgol Bod Alaw. A lovely SEMI DETACHED COTTAGE STYLE HOME of considerable appeal and character set in sunny private rear gardens. The accommodation provided has been altered and extended over the years by the present owners which can only be appreciated by an internal inspection. The house is much bigger inside than what first appears externally. All in well-presented order the accommodation affords HALLWAY - WET ROOM - DINING ROOM - LOUNGE AT THE REAR - SUN CONSERVATORY - EXTENDED FITTED KITCHEN - 3 BEDROOMS - MODERN BATHROOM - OUTSIDE SINGLE GARAGE & PARKING. The house is gas centrally heated and windows double glazed. Energy Rating D61 Potential C75 Tenure Freehold, Council Tax Band E. Ref CB8010

### Entrance

Double Glazed front door to HALL central heating radiator, under stairs cupboard, leaded window, coved ceilings, inset lighting

### Shower Wet Room

10'2" x 4'11" (3.1 x 1.5)

A lovely appointed room with walk in shower area, screen and unit, w.c, pedestal wash hand basin, tiled walls and floor, central heating radiator

### Lounge

46 x 45 (14.02m x 13.72m)

At the rear of the house leading into the conservatory, wood grain style flooring, central heating radiator, coved ceilings, wood burner, double glazed patio doors

### Conservatory

16'8" x 10'2" (5.1 x 3.1)

Lower walls in brick, windows double glazed, access to gardens, tiled floor

### Dining Room

10'5" x 9'11" (3.2 x 3.04)

At the front with double glazed window, central heating radiator

### Kitchen Breakfast Room

20'4" x 5'10" and 10'0" (6.2 x 1.8 and 3.05)

Very well fitted with a range of grey base cupboards and drawers, Baumatic 5 ring gas range, cooker extractor hood, 3 double glazed windows, built in dishwasher, central heating radiator, double glazed back door, double door cupboard, breakfast bar, inset ceiling lighting

### First Floor

Stairway from the Hall with glass balustrade to First Floor and Landing

### Bedroom 1

13'5" x 10'9" (4.1 x 3.3)

Double glazed window to rear aspect, central heating radiator

### Bedroom 2

11'5" x 10'5" (3.5 x 3.2)

Double glazed bay window and deep sill, central heating radiator

### Bedroom 3

8'10" x 6'7" (2.7 x 2.02)

Double glazed, central heating radiator

### Bathroom

8'2" x 6'10" (2.5 x 2.1)

Island tub bath, pedestal wash hand basin, w.c, tiled walls in a grey cream design, heated towel radiator, double glazed window

### The Garage

21'3" x 12'5" (6.5 x 3.8)

Driveway at the side of the house to the GARAGE with up and over door power and light laid on, personal door to Gym/Workroom 3.7 x 3.05

### The Gardens

Lovely rear gardens laid with artificial grass, borders and flowering trees and shrubs. The garden enjoys a private sunny aspect with trees forming the rear boundary. Flower beds at the front of the house

### 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)

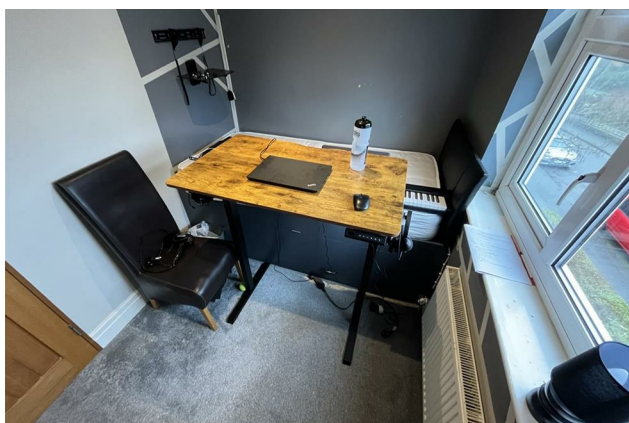
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without 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.

### VIEWING

Open house proposed for Saturday 21 February 2026 between 12 noon and 1.30pm and the same time for Wednesday 25 February 2026





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	61	75
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	70	75
EU Directive 2002/91/EC		

#### AGENTS NOTES;

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