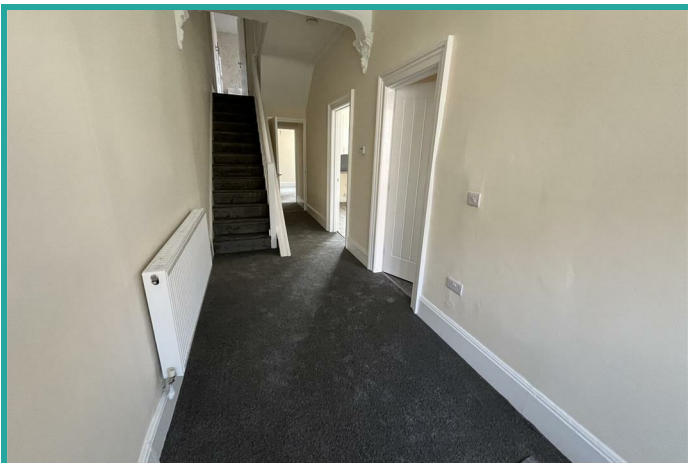




STERLING

ESTATE AGENTS & VALUERS

**12 Belgrave Road, Colwyn Bay
LL29 8EY**



£295,000

12 Belgrave Road, Colwyn Bay, LL29 8EY

This impressive THREE STOREY HOUSE offers a remarkable opportunity for those seeking a spacious family home or a lucrative investment. Boasting an expansive layout, the property features 8 BEDROOMS, including 2 EN SUITES, ensuring ample accommodation for family and guests alike. The interior has been thoughtfully updated and decorated, creating a modern and inviting atmosphere throughout. The property includes a LARGE RECEPTION, FITTED KITCHEN BREAKFAST ROOM, and a MODERN FAMILY BATHROOM. One of the standout features of this property is the useful 30' ANNEXE which presents a multitude of possibilities. Whether you envision it as a home office, a playroom, or even a self-contained living space for extended family, the annexe enhances the versatility of this already impressive residence. Situated in a convenient town centre location, residents will enjoy easy access to local amenities, shops, and transport links, making daily life both practical and enjoyable. Tenure Freehold, Council Tax Band D. Awaiting EPC. Ref CB8087

Entrance

Double glazed front door to Hallway central heating radiator, meter cupboard, rear hall and under stairs cupboard

Ground Floor Bedroom 1

13'4" x 12'5" (4.08 x 3.8)

Double glazed bay window, central heating radiator

En Suite Shower Room

10'9" x 4'7" (3.3 x 1.4)

Shower cubicle and unit, w.c, half tiled walls, vanity wash hand basin, central heating radiator

Ground Floor Bedroom 2

12'1" x 10'9" (3.7 x 3.3)

2 Double glazed windows, central heating radiator

Large Fitted Kitchen Breakfast Room

14'1" x 14'1" (4.3 x 4.3)

Range of white base cupboards and drawers with black work top surfaces, 4 ring gas hob unit, built in electric oven, stainless steel sink unit, stainless steel cooker hood, central heating radiator, plumbing for washing machine, matching splash back

Annexe

30,1 x 12'3 (9.14m,0.30m x 3.73m)

Built onto the rear of the house and access from outside, double glazed and door

First Floor

Stairway from the Hall to First Floor and Landing, central heating radiator

First Floor Lounge

17'8" x 14'1" (5.4 x 4.3)

Double glazed bay window, central heating radiator

Bedroom 3

13'9" x 13'9" (4.2 x 4.2)

Double glazed, central heating radiator

Bedroom 4

8'10" x 6'2" (2.7 x 1.9)

Double glazed, central heating radiator

Bathroom

10'9" x 7'10" (3.3 x 2.4)

Shower bath and unit, screen, w.c, vanity wash hand basin, double glazed, half tiled walls. heated towel radiator, built in cupboard, central heating radiator, tiled walls, Separate w.c and upvc walls

Top Floor

Stairway off the First Floor Landing to Top Floor, double glazed velux window, central heating radiator

Bedroom 5

12'1" x 10'9" (3.7 x 3.3)

Double glazed, central heating radiator

Bedroom 6

14'1" x 14'1" (4.3 x 4.3)

Double glazed, central heating radiator

Bedroom 7

12'9" x 9'11" (3.9 x 3.03)

Double glazed, central heating radiator

En Suite Bathroom

9'2" x 4'3" (2.8 x 1.3)

Panel bath, pedestal wash hand basin, w.c, heated towel radiator, upvc walls, double glazed velux window

Bedroom 8

10'9" x 7'6" (3.3 x 2.3)

Double glazed, central heating radiator

Outside

Concrete rear walled garden

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.

MOBILE AND BROADBAND CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 16 Mbps 1 Mbps

Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor

O2- Good outdoor

Three-UK Good outdoor, variable in-home

Vodafone_ Good outdoor, variable in-home





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io



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		
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		
EU Directive 2002/91/EC		

AGENTS NOTES;

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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.

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority. FSA number 143002