STERLING
ESTATE AGENTS & VALUERS

70 Bryn Cadno, Colwyn Heights
Colwyn Bay LL29 6DW







£249,500

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On the popular Colwyn Heights development, not far from Ysgol Pen-y-Bryn, Restaurant/Inn and Local Store. A DETACHED 2 BEDROOM BUNGALOW in excellent order, beautifully kept and reconfigured which must be viewed to appreciate the lovely design. The FRONT DOOR gives access to the LARGE UTILITY ROOM which leads into the FITTED KITCHEN with appliances. There is a LARGE LOUNGE, 2 BEDROOMS, CONSERVATORY and SHOWER ROOM. Outside DRIVEWAY & OFF ROAD PARKING and GARDENS FRONT & REAR. GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. Energy Rating 80C Potential 89B. Ref CB8119

Entrance
Double Glazed front door to

Utility Room
10'2" x 7'8" (3.10 x 2.36)
Plumbing for washing machine, double glazed, fitted cupboards and work tops, vertical radiator, 3 door cupboard, central heating boiler recently installed, archway to

Fitted Kitchen
9'7" x 7'6" (2.94 x 2.31)
Range of base cupboards and drawers with marble design work top surfaces, 5 ring gas hob unit, built in electric double oven, double glazed, central heating radiator, single drainer sink unit, built in dishwasher, glazed wall units, splash back

Large Lounge
20'0" x 11'5" (6.11 x 3.50)
Wood grain style flooring, double glazed patio doors, loft ladder access to attic space, inset ceiling lighting, vertical radiator

Conservatory
11'0" x 9'3" (3.36 x 2.84)
A five side room with double glazed windows, access to rear gardens, central heating radiator

Bedroom 1
13'4" x 11'5" (4.07 x 3.49)
Double glazed leaded window, central heating radiator, marble tiled effect flooring, double door wardrobe

Bedroom 2
10'7" x 8'8" (3.24 x 2.65)
Double glazed french doors, grey wood grain style flooring, central heating radiator

Modern Shower Room
7'8" x 5'5" (2.36 x 1.67)
Double walk in shower cubicle, upvc walls, w.c, wash hand basin, Bluetooth wall mirror, double glazed, heated towel radiator

Outside
Driveway at the side of the bungalow with off road parking and space for a garage subject to planning. Gardens to front & rear, the back garden laid with a patio, flower planters, garden shed, enclosed by panel fencing

AGENTS NOTE

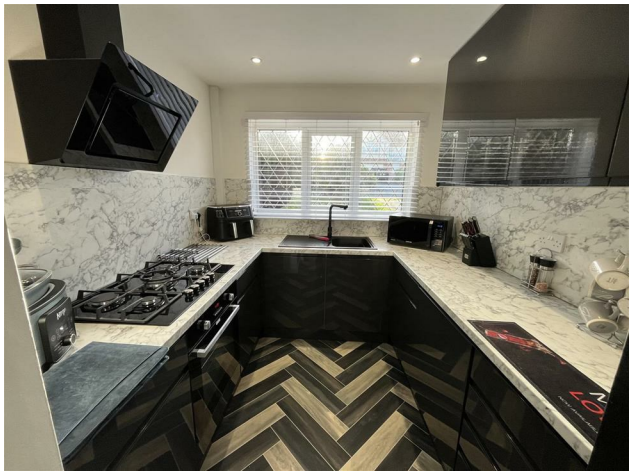
MOBILE & BROADBAND CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband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

Standard 6 Mbps 0.8 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- Variable outdoor
Vodafone_ Variable outdoor





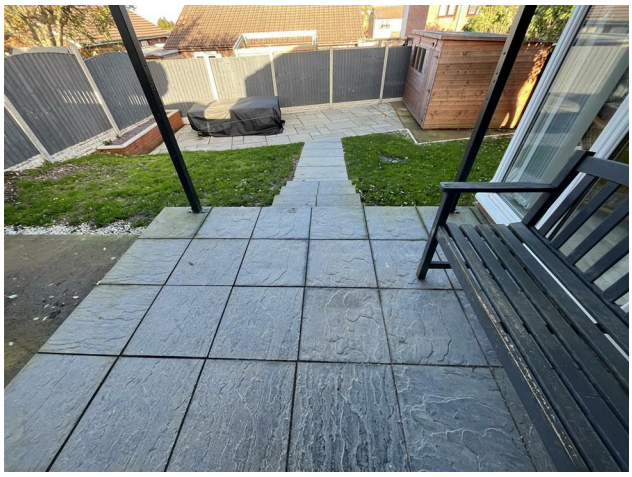






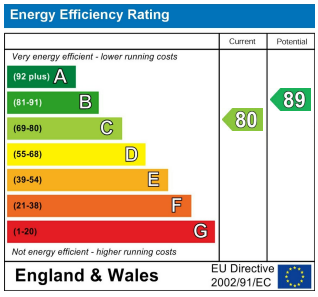


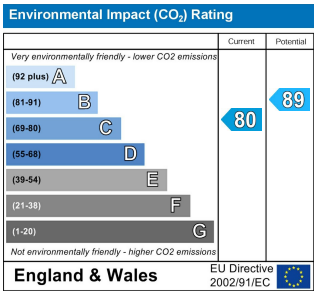












AGENTS NOTES;

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.