



STERLING

ESTATE AGENTS & VALUERS

**7 Gregory Crescent, Colwyn Bay
North Wales LL29 7NF**



£325,000

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In a small quiet cul-de-sac, this SEMI DETACHED BUNGALOW presents an exceptional opportunity for those seeking a spacious and immaculate home. With 4 WELL PROPORTIONED BEDROOMS, this property is perfect for families or those looking for extra space. The interior is deceptively spacious, boasting 2 RECEPTION ROOMS that provide ample room for relaxation and entertaining. The FITTED KITCHEN is designed for both functionality and style, making meal preparation a delight. The bungalow features a MODERN BATHROOM and a CONVENIENT WASHROOM, ensuring that all your needs are met with ease. One of the standout features of this property is the large side and rear garden, which is ideal for outdoor entertaining. The garden is enhanced by a CHARMING GARDEN ROOM, a PERGOLA, and a SHELTERED FRAMED PATIO, creating a perfect setting for gatherings with family and friends. For those with a penchant for hobbies or work-from-home needs, the rear of the property includes a 2 CAR CAR PORT/WORKROOM, providing ample parking and additional space for projects. Furthermore, the underfloor storage, gym, and workrooms offer even more versatility to this already impressive home. In summary, this bungalow on Gregory Crescent is a rare find, combining a prime location with a wealth of features that cater to modern living. With its immaculate interior and expansive outdoor space, it is a property that truly deserves your attention. EPC. 68D Potential 81B. Council Tax Band D. Tenure Freehold. Ref CB8102

Entrance

Double glazed front door

Hallway

Central heating radiator, oak style flooring

Lounge

16'9 x 12'6 (5.11m x 3.81m)

Hole in the wall living flame gas fire, double glazed window and 2 side windows, coved ceilings, central heating radiator

Fitted Kitchen

12'6 x 11'3 (3.81m x 3.43m)

Range of grey design base cupboards and drawers with oak strip work top surfaces, single drainer sink unit, wall units, double glazed, electric oven and hob unit, cooker extractor hood, larder cupboard

Side Porch

Base cupboards, upvc walls, tiled floor, double glazed back door

Ground Floor Bedroom

13'6 x 11'9 (4.11m x 3.58m)

Double glazed, central heating radiator

Ground Floor Bathroom

9'6 x 7'5 (2.90m x 2.26m)

White suite of quadrant shower cubicle and unit, panelled bath, heated towel radiator, tiled floor, w.c, pedestal wash hand basin, double glazed

Dining Room or Study

13'9 x 11'10 (4.19m x 3.61m)

Double glazed, central heating radiator

First Floor

Stairway off the Dining Room to First Floor and Landing with built-in wardrobe with sliding mirrored doors.

Wash Room

W.C and wash hand basin

Bedroom 2

16'7 x 10'9 plus eaves (5.05m x 3.28m plus eaves)

Central heating radiator, double glazed velux window

Bedroom 3

14'6 x 13'2 (4.42m x 4.01m)

Double glazed and velux window, central heating radiator

Bedroom 4

8'11 x 7'10 (2.72m x 2.39m)

Double glazed velux window central heating radiator

Outside

Ample off road parking in front of the property with an additional car bay and EV charging point. The driveway continues down the side of the property to an UNDERFLOOR CAR PORT & WORK AREA 30'9 x 9'6. There is an underfloor Workroom with

reduced headroom, Store Room and 'worcester' gas central heating boiler and Laundry Room with sink and plumbing for washing machine.

The Gardens

Extra large lawn garden to the side. framed patio area with outdoor kitchen preparation area with granite worktop, pergola. Garden Room, ornamental area for low upkeep

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.

BROADBAND & MOBILE 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 58 Mbps 10 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.

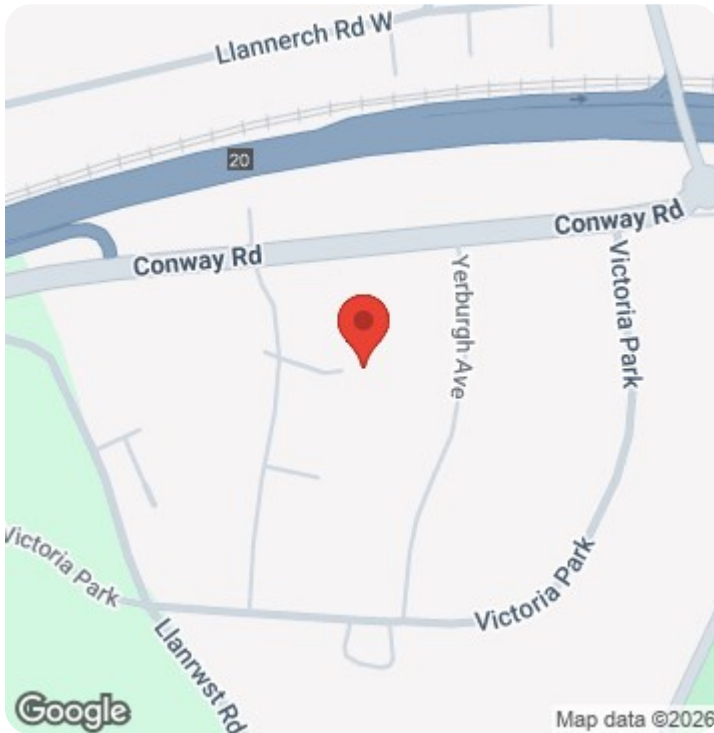
EE-Logo- Good outdoor and in-home

O2- Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone_ Good outdoor and in-home





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	68	81
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	70	81
EU Directive 2002/91/EC		

AGENTS NOTES;

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