STERLING

ESTATE AGENTS & VALUERS

9 Hillside Avenue, Old Colwyn, Colwyn Bay LL29 9UB

Offers Over £165,000

In a cul-de-sac off Llanelian Road, a traditional style SEMI DETACHED HOUSE with brick and pebble dashed elevations beneath a red tiled roof. A popular residential area convenient for the village shops, local schools and access onto the A55, the property is arranged on two floors and features PORCH - HALL - LOUNGE - DINING ROOM - KITCHEN - 3 BEDROOMS - BATHROOM - DOUBLE GLAZED - REAR PATIO GARDEN. Colwyn Bay town centre is a short drive away. Council Tax Band D. Tenure Freehold. Energy Rating 39E Potential 82B. Ref CB8013

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance Porch
Double glazed front door, inner door too Hall, two under stairs cupboard

Front Lounge
13'5" x 12'9" (4.1 x 3.9)
Double glazed bow window, fireplace surround and electric fire, coved ceiling

Dining Living Room
11'9" x 11'1" (3.6 x 3.4)
Double glazed, fireplace surround with marble back and hearth, living flame gas fire, coved ceilings

Kitchen
10'5" x 9'10" (3.2 x 3.02)
Stainless steel sink unit, wall and base cupboards, double glazed window and back door

First Floor
Stairway off the Hall to First Floor and Landing

Bedroom 1
13'1" x 12'9" (4.01 x 3.9)
Double glazed bow window

Bedroom 2
12'1" x 11'5" (3.7 x 3.5)
Double glazed

Bedroom 3
7'10" x 7'6" (2.4 x 2.3)
Double glazed

Bathroom
6'2" x 4'7" (1.9 x 1.4)
Panel bath, pedestal wash hand basin, Mains gas hot water boiler, double door cylinder airing cupboard, Separate W.C

Outside
Patio garden at the rear of the house, distant sea views, Garden Shed, Small front 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.

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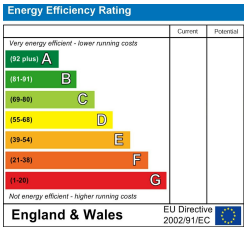

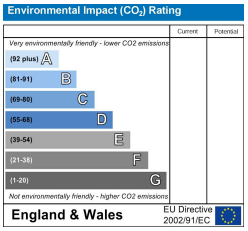

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- Award winning service
- Best Buy deals updated daily
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