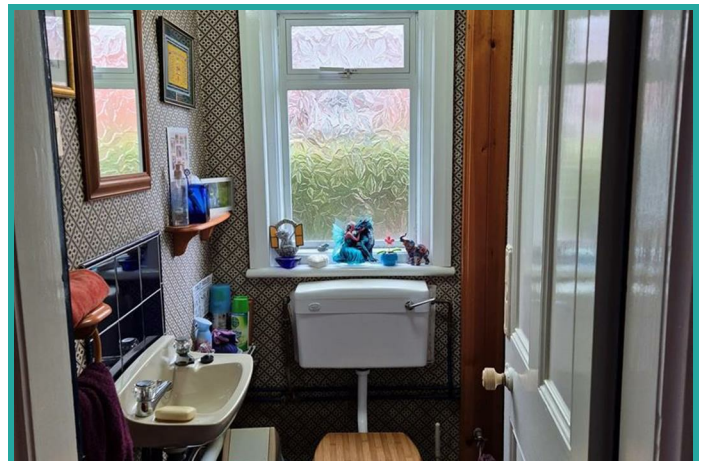
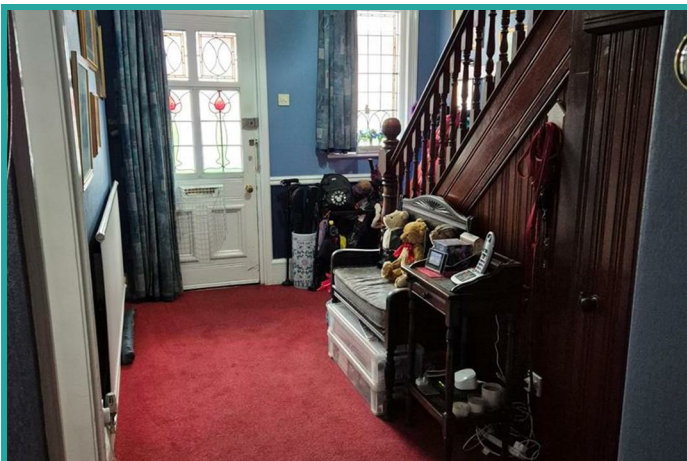


**35 Victoria Park, Colwyn Bay
LL29 7AJ**



£309,500

35 Victoria Park, Colwyn Bay, LL29 7AJ

A character 4 BEDROOM FAMILY SIZE SEMI DETACHED HOUSE located in the favoured West End part of town. The property is set back from the road with plenty of OFF ROAD PARKING. The rear garden is also large and private. The present owner has retained some of the original architectural features typical of house building during the early 1900.s. The accommodation briefly affords PORCH - HALL - CLOAKROOM - DINING ROOM - LOUNGE - KITCHEN - LARGE KITCHEN BREAKFAST ROOM - BATHROOM - GAS C.H - WORKROOM. The house is well placed for local shopping in the West End, schools for all ages and Rydal School. Council Tax Band E, Tenure Freehold, EPC 64D Potential 75C. Ref CB8018

Entrance Hall

Stained glass leaded front door, central heating radiator, coved ceilings, under stairs cupboard

Cloakroom

W.C wash hand basin,

Dining Room

16'0" x 13'9" (4.9 x 4.2)

Double glazed square bay window, coved ceilings, central heating radiator, mahogany fireplace with tiled inset and hearth, gas fire

Large Lounge

19'9" x 12'5" (6.02 x 3.8)

Oak fireplace surround with marble inset and hearth, living flame gas fire, central heating radiator

Large Kitchen Breakfast Room

24'1 x 10'10 (7.34m x 3.30m)

Double door cupboards, 2 central heating radiators, double drainer stainless steel sink unit, louvre door cupboard, base cupboards and drawers, green leather style work top surfaces, 2 double glazed windows and back door, 4 ring gas hob unit, built in electric oven and cooker extractor hood

First Floor

Landing, loft ladder access to attic space.

Bedroom 1

15'8" x 10'5" (4.8 x 3.2)

Wash hand basin, double glazed bay window, central heating radiator, 4 fitted corner wardrobes

Bedroom 2

14'1" x 10'5" (4.3 x 3.2)

Central heating radiator,

Bedroom 3

10'9" x 8'10" (3.3 x 2.7)

Central heating radiator

Bedroom 4

10'5" x 7'2" (3.2 x 2.2)

Fitted cupboards and storage, double glazed , central heating radiator

Bathroom

8'2" x 7'6" (2.5 x 2.3)

Bath, pedestal wash hand basin, w.c, 2 leaded windows, shower unit and screen, central heating radiator, airing cupboard and Worcester gas central heating boiler, radiator, half tiled walls

Outside

Long sunny rear garden laid to lawn with borders and hedges. Brick store with tiled roof and plumbing for washing machine. At the bottom of the garden is a concrete sectional workroom/garden store

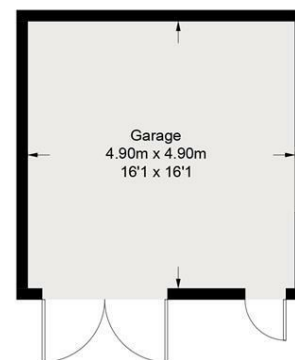
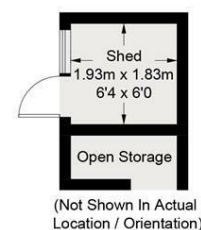
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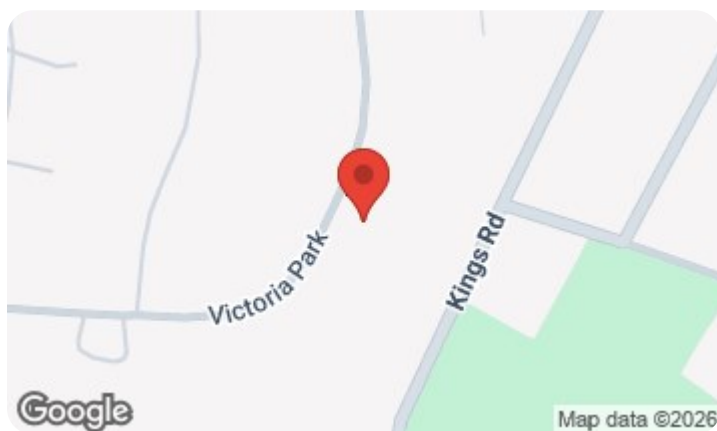
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	75
England & Wales		EU Directive 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		70	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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