



9 Victoria Road
Old Colwyn, North Wales LL29 9SN

£259,950



STERLING

ESTATE AGENTS & VALUERS

One of the nicest and tastefully decorated homes in the village which much be viewed to be fully appreciated. As well as the immaculate interior, the accommodation provided is much larger inside than what first appears externally. Originally comprising of 2 DOUBLE and a SINGLE BEDROOM, the present owners have converted the third bedroom into an EN SUITE FULLY FITTED DRESSING ROOM. Off the landing a turned staircase gives access to the LARGE 17' LOFT HOBBIES/OCCASIONAL BEDROOM. There is also a MODERN BATHROOM & SHOWER. On the GROUND FLOOR is the LONG HALLWAY, SPACIOUS LOUNGE and L SHAPED DINING ROOM & FITTED KITCHEN with appliances. Outside is a sunny garden, the house is gas centrally heated and windows double glazed. Located on the level the house is just a short distance from the village shops, bus services, Primary Schools, Min-y-Don Park and Promenade. Council Tax Band D. Tenure Freehold. Energy Rating 58D potential 77C Ref CB7996



Long Entrance Hall 18'4" x 6'9" (5.6 x 2.08)
Coved ceilings, meter cupboard, double glazed front door, central heating radiator

Lounge 17'0" x 11'5" (5.2 x 3.5)
Double glazed bay window, coved ceilings, log effect electric fire, marble fireplace and hearth, central heating radiator

Dining Room 11'9" x 11'9" (3.6 x 3.6)
Marble fireplace surround and living flame gas fire, double glazed french doors to rear garden, central heating radiator, opening into the kitchen

Modern Fitted Kitchen 7'10" x 7'6" (2.4 x 2.3)
Fitted with a range of 'Cashmere' gloss style base cupboards and drawers with wood grain effect work top surfaces, double glazed, built in Stoves 4 ring gas hob unit, Stoves double oven, splash back, pan drawers, wine unit, built in dishwasher, double glazed back door, cooker hood

First Floor
Stairway from Hall to First Floor and Landing

Bedroom 1 14'1" x 11'1" (4.3 x 3.4)
Central heating radiator, 2 double glazed windows, double doors to

En Suite Dressing Room 8'2" x 7'6" (2.5 x 2.3)
Originally Bedroom 3 but now fully fitted with wardrobes, storage compartments, drawer units, double glazed, central heating radiator

Bedroom 2 12'1" x 11'9" (3.7 x 3.6)
Double glazed, central heating radiator

Lovely Modern Bathroom 7'10" x 6'8" (2.4 x 2.05)
Oval bath, quadrant shower cubicle and unit, heated towel radiator, double glazed, tiled walls, wash hand basin, w.c, under floor heating

Loft Hobbies Room 17'4" x 8'6" (5.3 x 2.6)

Or Playroom/Occasional Bedroom, access via a turned staircase off the landing, 4 roof void cupboards, double glazed velux window

Outside
Ornamental garden to the front of the house. At the back of the house there is a timber decking area, boundary walls, resin path.

Work Room/Utility 15'5" x 7'6" (4.7 x 2.3)
Brick built, double glazed door and window, plumbing for washing machine, ideal for fridge, freezer

AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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 require





9 Victoria Road, Old Colwyn, LL29 9SN

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
 Outbuilding = 11.8 sq m / 127 sq ft
 Total = 124.9 sq m / 1344 sq ft
 (Excluding Void)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
58	77	59	77

Energy Efficiency Rating Legend:
 A (92-100) Green, B (81-91) Yellow, C (69-80) Orange, D (55-68) Red-Orange, E (39-54) Red, F (21-38) Dark Red, G (1-20) Black.

Environmental Impact (CO₂) Rating Legend:
 A (10-49) Green, B (50-79) Yellow, C (80-109) Orange, D (110-139) Red-Orange, E (140-169) Red, F (170-200) Dark Red, G (201-250) Black.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourstars.co.uk (ID1274833)



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.

