



STERLING

ESTATE AGENTS & VALUERS

**Hyfrydle Craig Road, Old Colwyn
North Wales LL29 9HN**



£489,000

Hyfrydle Craig Road, Old Colwyn, North Wales LL29 9HN

On the outskirts of Old Colwyn, Impressive SEMI DETACHED BUNGALOW which offers a delightful blend of comfort and modern living which also has the potential to be easily converted back to a 4 bedroom bungalow. Currently has 2 WELL PROPORTIONED BEDROOMS, 2 BATHROOMS, 2 KITCHENS and 2 LOUNGES this property is perfect for families or those having a dependent relative. The interior has been superbly updated, showcasing a contemporary design that enhances the living experience. The bungalow features two inviting lounges, providing ample space for relaxation and entertainment.

One of the standout features of this property is the stunning panoramic views that can be enjoyed from various vantage points over the bay and coastline to the distant mountains and hills. The large landscaped gardens, extending to approximately a third of an acre, offer a serene outdoor space for gardening, leisure, or family gatherings. Outside there is gated off road parking and GARAGE/WORKROOM. 10 Solar panels with 9.5kw battery. Heating is by LPG and the windows are double glazed. Tenure Freehold and the Council Tax Band is E. Awaiting EPC Ref 8093

Entrance

Double glazed front door to Hall, central heating radiator, oak style flooring

Shower Room

8'2" x 4'7" (2.5 x 1.4)

Quadrant shower cubicle and unit, vanity wash hand basin, w.c, mirror cabinet, heated towel radiator, double glazed, part upvc walls

Inner Hall

Double glazed back door

Kitchen Diner

14'5" x 8'10" (4.4 x 2.7)

Stainless steel sink unit, range cream base cupboards and drawers with wood grain work top surfaces, double glazed, plumbing for washing machine, pull out larder unit and pull out bin store, 4 ring electric hob unit, splash back, built in oven, cooker extractor hood, sensor lighting

Bedroom 1

13'9" x 13'3" (4.2 x 4.04)

Double glazed window overlooking the stunning panoramic views, central heating radiator

Lounge

14'9" x 12'9" (4.5 x 3.9)

Double glazed patio doors onto the balcony overlooking the rear gardens and stunning views, coved ceilings, stone fireplace and wood burner, central heating radiator

Kitchen Breakfast Room

14'5" x 8'10" (4.4 x 2.7)

Stainless steel sink unit, beech style base cupboards and drawers with marble effect work top surfaces, wall units, double glazed window, gas central heating boiler, plumbing for washing machine

Rear Hall

Double glazed back door

Shower Room 2

8'6" x 6'10" (2.6 x 2.1)

Shower cubicle and unit, vanity wash hand basin, tiled floor, heated towel radiator, double glazed, upvc walls

Sitting Room

15'8" x 13'2" (4.8 x 4.03)

Fireplace opening, double glazed patio doors onto the balcony overlooking the gardens and stunning views, coved ceilings

Bedroom 2

15'8" x 10'1" (4.8 x 3.09)

Central heating radiator, double glazed

Outside

Wide gated driveway with lighting and ample off road parking. Electric car charger. Former Single Garage now a useful Storage/Workroom

The Grounds

The gardens are a particular feature of the property gently sloping down at the back overlooking the stunning panoramic views over the bay and coastline to the distant hills and mountains. There are 2 Balconies with storage under, lawned areas, pathways, stocked rockeries and flower beds. Summer House, Garden Room, at the bottom of the garden is a convenience gate for access to maintain the hedges. Trellis and climbing clematis. The front garden is sheltered from the road laid to lawn with flower beds and borders, patio area. All in all the gardens extend to approximately 3/4 of an acre

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 28 Mbps 3 Mbps

Good Superfast --Not available --Not available

Unlikely 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 and in-home

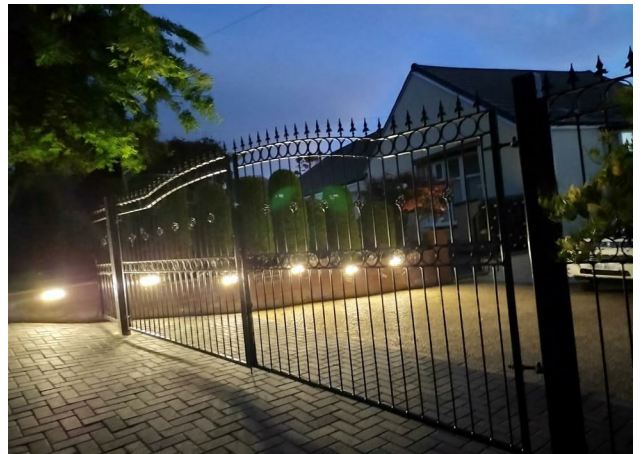
O2- Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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	52	71
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		
EU Directive 2002/91/EC		

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.