STERLING
ESTATE AGENTS & VALUERS

200 Llanelian Road, Old Colwyn
North Wales LL29 8UN

£289,500

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

200 Llanelian Road, Old Colwyn, North Wales LL29 8UN

On the outskirts of the charming village of Old Colwyn, this DOUBLE FRONTED DETACHED HOUSE offers a perfect blend of space and comfort. With 3 or 4 BEDROOMS and 2 BATHROOMS, this property is ideal for families seeking a welcoming home. The layout is thoughtfully designed, featuring a LARGE DOUBLE ASPECT LOUNGE that invites natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the EXPANSIVE FAMILY KITCHEN & DINING ROOM, perfect for both everyday meals and entertaining guests. This area provides ample space for family gatherings, making it a wonderful place to create lasting memories. One of the standout features of this property is its deceptively spacious nature, providing more room than one might initially expect. The large sunny rear garden is a true gem, offering outdoor space to relax and enjoy the fresh air, while also providing distant views of the nearby hills and golf course from the front.. Situated on the outskirts of the village, this home strikes a balance between peaceful living and accessibility to local amenities. Gas C.H, Double Glazing and Solar Panels. Tenure Freehold, Council Tax Band F. Energy Rating 71C Potential 81B. Ref CB8031

Entrance Hall

Front door, central heating radiator, oak flooring, central heating radiator, cupboard

Double Aspect Lounge

27'10" x 11'9" (8.5 x 3.6)

Oak flooring, 2 central heating radiators, coved ceilings, double glazed bay window to front aspect and double glazed french doors to rear gardens

Living Room or Bedroom 4

13'9" x 11'9" (4.2 x 3.6)

Double glazed leaded bay window to front aspect, coved ceilings, central heating radiator, cast fireplace in the Art Nouveau style

Large Family Kitchen Dining Room

24'11" x 11'9" (7.6 x 3.6)

Range of cream design base cupboards and drawers with walnut style work top surfaces, stainless steel sink unit, 4 double glazed windows, 5 ring gas hob unit, electric oven, pan drawers, tiled recess, inset ceiling lighting, oak flooring, central heating radiator, coved ceilings

Utility Room

7'6" x 6'2" (2.3 x 1.9)

Oak flooring, double glazed door, plumbing for washing machine, gas central heating boiler

Ground Floor Bathroom

7'6" x 5'10" (2.3 x 1.8)

Panel bath, wash hand basin, w.c, central heating radiator, double glazed

First Floor

Stairway off the Hall to First Floor and Landing, double glazed velux window, double door airing cupboard, store cupboard

Bedroom 1

15'5" x 11'9" (4.7 x 3.6)

Double glazed square bay window to front aspect overlooking the hill views and golf course, 2 central heating radiators, roof void cupboard, double glazed side window

Bedroom 2

11'9" x 7'6" (3.6 x 2.3)

Double glazed bay window to front aspect overlooking the hill views and golf course, central heating radiator

Bedroom 3

11'9" x 11'9" and 6'10" (3.6 x 3.6 and 2.1)

Double glazed velux window, roof void cupboard, central heating radiator

Shower Room

10'2" x 8'10" (3.1 x 2.7)

Double shower cubicle and unit, 2 vanity wash hand basins, heated towel radiator, w.c, 2 double glazed windows, half tiled walls, shaver point

Outside

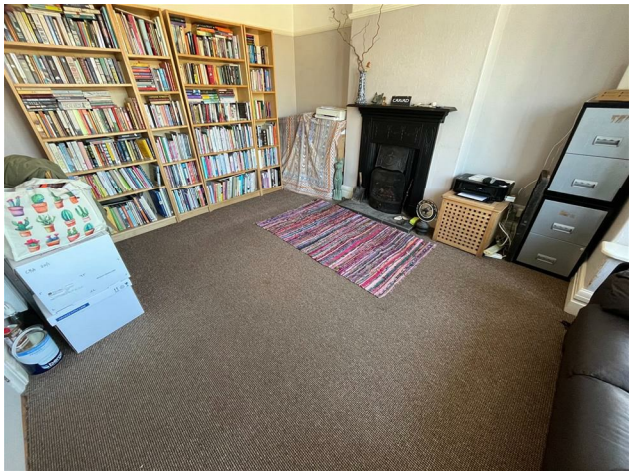
The front of the property provides plenty of off road parking and borders. Large sunny south facing rear garden laid to lawn, patio area, flower borders, hedges, barbeque area, fish pond

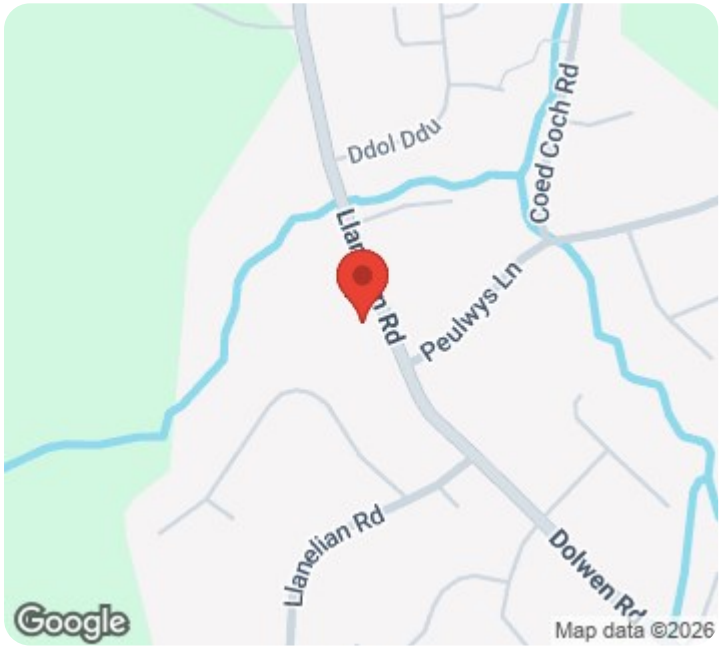
AGENTS NOTE

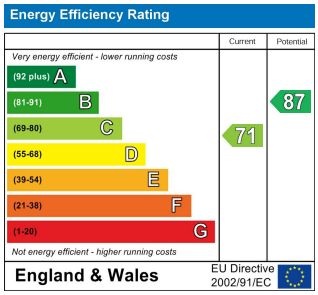
Viewing Arrangements By appointment with Sterling Estate Agents on e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

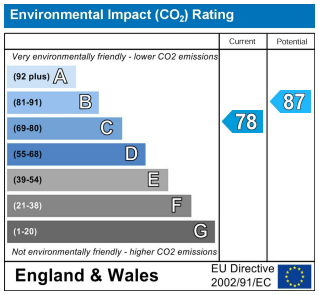
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have 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.









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.