



**STERLING**

ESTATE AGENTS & VALUERS

**71 Pen Y Bryn Road, Colwyn Bay  
Conwy LL29 6AH**



**£495,000**

## 71 Pen Y Bryn Road, Colwyn Bay, Conwy LL29 6AH

This light & spacious 4 BEDROOM DETACHED MODERN STYLE HOME is set well back from the road in a generous sized plot, private and having a southerly aspect at the back. Originally designed with an integral garage, this has now been converted into a GROUND FLOOR BEDROOM/PLAYROOM or OFFICE. A large detached GARAGE has been constructed to the side with ample parking and turning space. From the FRONT PORCH is the CLOAKROOM, LOUNGE leading into the DINING ROOM with patio doors onto the rear gardens, large KITCHEN BREAKFAST ROOM, FIRST FLOOR 4 BEDROOMS, EN SUITE SHOWER ROOM, BALCONY and FAMILY JACUZZI BATHROOM. In the favoured upper part of the town near to Ysgol Pen-y-Bryn and popular Free House/Restaurant. Double Glazed, Gas Centrally Heated and Solar Panels installed. Tenure Freehold, Council Tax Band F. EPC 64D Potential 82B Ref CB77921

### Double Glazed Front Porch

Central heating radiator

### Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

### Large Lounge

16'5" x 11'1" (5.02 x 3.4)

Central heating radiator, 2 double glazed windows, under stairs cupboard, living flame gas fire

### Dining Room

12'9" x 10'9" (3.9 x 3.3)

Central heating radiator, double glazed patio doors to rear south facing gardens, double glazed side window

### Fitted Kitchen Breakfast Room

17'0" x 12'1" (5.2 x 3.7)

Range of beech style base cupboards and drawers with grey work top surfaces, pan drawers, two double glazed windows, single drainer sink unit, wall units, larder cupboard, peninsular cupboards, central heating radiator, plumbing for washing machine, fridge freezer, 5 ring gas hob unit, built in oven, cooker extractor hood, pantry cupboard

### Rear Porch

Double glazed back door, access to

### Ground Floor Bedroom/Office

14'5" x 12'1" (4.4 x 3.7)

Built in 4 door wardrobe cupboard, double glazed, central heating radiator, laminate flooring, double door cupboard

### First Floor

#### Landing

Central heating radiator, built in airing cupboard

#### Main Bedroom

16'0" x 9'2" (4.9 x 2.8)

Built in 5 door wardrobe unit, top cupboards, central heating radiator, 2 cabinets, dressing table, double glazed window and french door onto the front Balcony,

#### Bedroom 2

14'9" x 10'5" (4.5 x 3.2)

Laminate flooring, 5 door wardrobe unit, en suite shower cubicle in recess alcove

#### Bedroom 3

10'9" x 10'2" (3.3 x 3.1)

Corner wash hand basin, double glazed, central heating radiator, laminate flooring, 3 double door wardrobe units

#### Bedroom 4

8'10" x 5'6" (2.7 x 1.7)

Double glazed, central heating radiator

#### Jacuzzi Bathroom

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

Jacuzzi bath, walk in shower cubicle, heated towel radiators, double glazed, His n' Hers vanity wash hand basins, pelmet lighting, wall mirror, upvc walls

#### Large Garage

Long driveway with plenty of off road parking and turning space leading to the concrete sectional garage, roller shutter door

#### The Gardens

Mature gardens to front and rear with lawns, established pine trees, private sunny rear garden having a walled paved patio terrace with seating, Garden Shed

#### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>64</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>
	<b>72</b>	
England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES;**

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