STERLING
ESTATE AGENTS & VALUERS

44 Dundonald Road, Colwyn Bay
Conwy LL29 7RE







Asking Price £225,000

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

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An END ROW 3 BEDROM HOUSE with LOFT ROOM located at the end of the cul-de-sac on the corner of Dundonald Road and Upland Road. The gardens are enclosed and private providing sheltered sitting area. The present owner has recently updated the house which affords surprisingly large interior, briefly affording HALL - LOUNGE - FITTED KITCHEN DINING ROOM - LARGE SUN CONSERVATORY - MODERN BATHROOM - GAS C.H - DOUBLE GLAZING. Of particular note is the very useful LOFT HOBBIES ROOM measuring 19' long. The house is near to Eirias Park, High School and Leisure Centre. Tenure Freehold, Council Tax Band B. Energy Rating 63D Potential 76C. Ref CB8125

Entrance
Double glazed front door to Hall, laminate flooring, central heating radiator, under stars cupboard, gas central heating boiler

Lounge
13'8 x 11'4 (4.17m x 3.45m)
Wood grain style flooring, central heating radiator, double glazed, coved ceilings, glazed double doors to

Kitchen Dining Room
18'3 x 10'2 (5.56m x 3.10m)
Tiled floor, central heating radiator, wine units in alcoves, coved ceilings and inset lighting, range of white base cupboards and drawers with black work top surfaces, stainless steel sink unit, 4 ring gas hob unit, built in electric oven, cooker extractor hood, built in dishwasher

Excellent Sun Lounge Conservatory
20'4 x 6'8 (6.20m x 2.03m)
Brick lower walls, windows double glazed, tiled floor, access to gardens, central heating radiator

First Floor
Stairway off the Hall to First Floor and Landing

Bedroom 1
13'5 x 10'3 (4.09m x 3.12m)
Double glazed window to front aspect and distant views to the sea, laminate flooring, central heating radiator, coved ceilings

Bedroom 2
11'9 x 10' (3.58m x 3.05m)
Double glazed window to front aspect and distant sea views, laminate flooring, coved ceilings, central heating radiator

Bedroom 3
9'4 x 7'7 (2.84m x 2.31m)
Double glazed window to front aspect and distant sea views, central heating radiator

Bathroom
7'1 x 6'2 (2.16m x 1.88m)
Panel bath, pedestal wash hand basin, w.c, tiled walls, double glazed, shower and screen, heated towel radiator

Excellent Loft Hobbies Room
19'1 x 11'6 (5.82m x 3.51m)
Turned staircase from the Landing, central heating radiator, double glazed velux window, and double glazed side window, range of roof void storage cupboards

Outside
Private sheltered gardens to front side and rear. At the front of the house is a useful Garden Store with power & light, covered storage canopy at the side. Artificial grass for low upkeep. The gardens extend along the side of the house where there is a personal gate to Upland Road. Tiered rear garden with beds and borders, pathways.

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.

MOBILE & BROADBAND 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 16 Mbps 1 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

Various factors can affect mobile 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
O2- Good outdoor
Three-UK Good outdoor, variable in-home
Vodafone_ Good outdoor, variable in-home

ANTI MONEY LAUNDERING FEES
Should a purchaser(s) have an offer accepted on a property marketed by Sterling Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The cost of these checks is £75 +VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances





















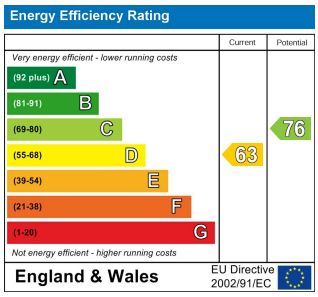

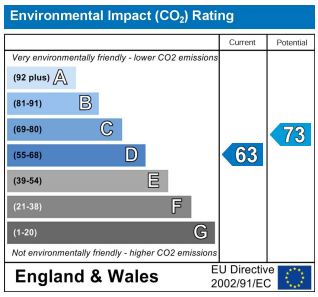

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