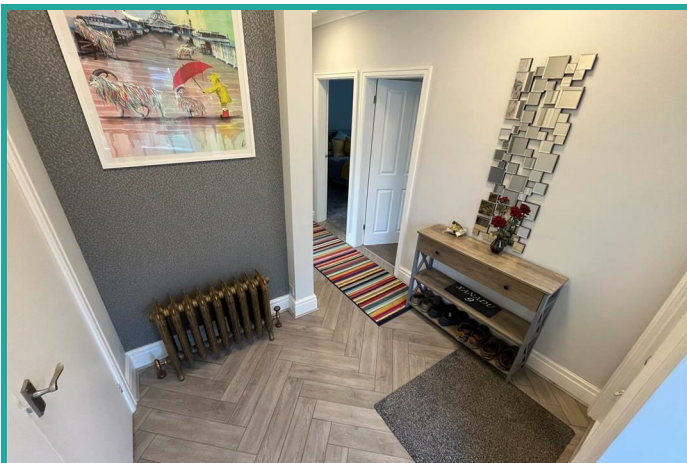


**9 Upland Road, Colwyn Bay
LL29 7RH**



£299,500

9 Upland Road, Colwyn Bay, LL29 7RH

Undoubtedly one of the nicest DETACHED BUNGALOWS in the area, updated, transformed and tastefully decorated to an exceptionally high standard. Only an internal inspection will reveal this stunning home and deceptively spacious interior. Located just below the Old Highway and not far from the Town Centre, Eirias Park & Leisure Centre, from the rear gardens and the MASTER BEDROOM EN SUITE there are distant sea and coastal views. On entering the bungalow there is a RECEPTION HALLWAY with vaulted ceiling, RECEPTION/TV ROOM or 3rd BEDROOM, GROUND FLOOR BEDROOM & MODERN SHOWER ROOM. At the back of the bungalow is a LARGE OPEN PLAN FITTED KITCHEN & DINING ROOM which leads into the SUN LOUNGE with garden and sea aspect. Upstairs is the large MAIN BEDROOM with wardrobes and LARGE MODERN EN SUITE BATHROOM & SHOWER. Outside a slate driveway leads to the GARAGE and the front garden provides privacy and seclusion. The rear garden enjoys the sun for most of the day laid with artificial grass, balcony, GARDEN STORE & HOT TUB, also a useful STORE ROOM. Energy Rating 60D Potential 71C. Council Tax Band C, Tenure Freehold. Ref CB

Entrance

Open Porch and Double glazed front door to

Reception Hall

Under stairs cupboard, 2 Victorian style radiators, double glazed bay window with privacy tinted film

TV/Living Room or Bedroom 3

11'1" x 10'2" (3.38m x 3.10m)

Central heating radiator, double glazed window with tinted privacy film, cast iron wood burning stove

Ground Floor Bedroom

10'8" x 10'3" (3.25m x 3.13m)

Double glazed window with tinted privacy film, central heating radiator, coved ceilings

Ground Floor Shower Room

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

Quadrant shower cubicle and unit with Bluetooth, power jets, vanity wash hand basin, w.c, beige style tiled walls and floor, double glazed, heated towel radiator

Superb Open Plan Fitted Kitchen and Dining

22'11" x 11'9" (7.01 x 3.6)

L shaped room with stainless steel sink unit, range of grey style base cupboards and drawers with wood grain work top surfaces, double glazed side windows and sea views, double glazed french doors to rear gardens, central heating radiator, pan drawers, cooker extractor hood, opening to

Sun Lounge

13'9" x 10'2" (4.2 x 3.1)

Lovely relaxing room overlooking the rear gardens and sea views, lower walls brick, windows double glazed, corner wood burning stove, tv point

First Floor

Turned staircase from the Hall to First Floor and Landing

Master Bedroom

15'1" x 13'9" (4.6 x 4.2)

Double glazed window to rear garden aspect and distant coast views, central heating radiator, roof void cupboard, fitted 3 door wardrobe

Large En Suite Bathroom & Shower

10'0" x 8'2" (3.05 x 2.5)

Oval roll top bath on claw and ball feet, shower taps, double glazed, beige design tiled walls and floor, double walk in shower cubicle and unit, vanity wash hand basin, w.c, heated towel radiator

The Garage

20'11" x 11'1" (6.4 x 3.4)

Slate driveway at the side of the bungalow leading to the single garage, double doors, power & light laid on

The Gardens

The front garden is ornamental for ease of maintenance providing privacy and seclusion. The rear garden enjoys the sun for most of the day laid with artificial grass, balcony, wrought iron work, distant sea views. GARDEN STORE & HOT TUB, also a useful STORE ROOM.

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 COVERAGE

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.

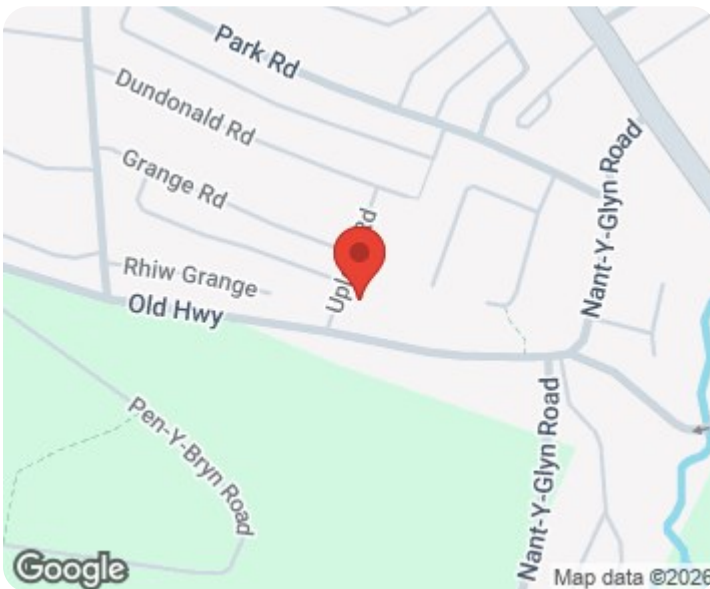
The table shows the predicted broadband services in your area.

Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Various factors can affect 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, variable in-home
Three- Good outdoor, variable in-home
Vodafone_ Good outdoor, variable 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	60	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	60	71
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.