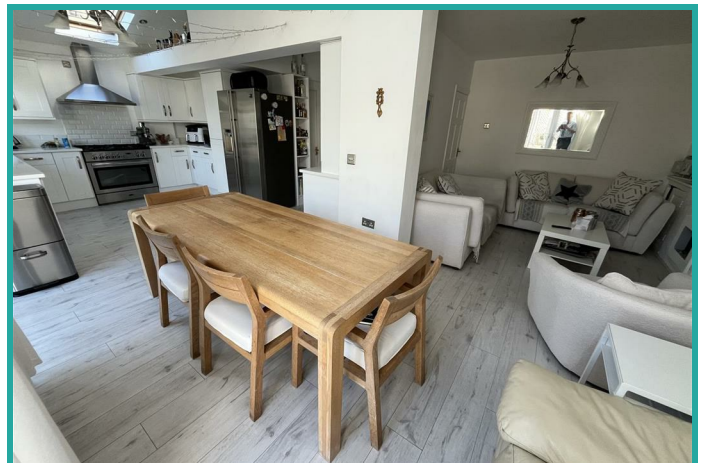


**6 Peulwys Lane, Colwyn Bay
North Wales LL29 8YD**



£275,000

6 Peulwys Lane, Colwyn Bay, North Wales LL29 8YD

A beautifully presented 3 BEDROOM SEMI DETACHED family home of traditional style located on the outskirts of the village yet within easy distance of the shops, access onto the A55 and nearby Golf Course. Of particular note is the very well extended OPEN PLAN LIVING ROOM DINING and FITTED KITCHEN at the back of the house which leads out onto the sunny rear gardens. On two floors the accommodation affords HALL, FRONT LOUNGE, UTILITY STORE, SHOWER ROOM, USEFUL LOFT HOBBIES ROOM, GARAGE, GAS C.H and DOUBLE GLAZING. The property is Freehold and Council Tax Band D. Awaiting EPC. Ref CB8081

Front Porch

Double glazed front door

Hall

Laminate flooring, central heating radiator, under stairs cupboard, meter cupboard

Lounge Dining

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

Double glazed bay window to front aspect, laminate flooring, living flame gas fire

Sitting Room

10'9" x 9'6" (3.3 x 2.9)

Door to hall, laminate flooring, central heating radiator, double door cupboard and display shelving in alcove, electric fire

Excellent Open Plan Dining Living Kitchen

24'7" x 11'9" (7.5 x 3.6)

Central heating radiator, 2 double glazed velux windows, range of white base cupboards and drawers, cream granite style work top surfaces, double glazed window, wall cupboards, stainless steel cooker hood, larder cupboard

Utility Store Area

8'2" x 6'7" (2.5 x 2.02)

Laminate flooring, central heating radiator, matching dresser style unit, granite tops, personal door to garage

First Floor

Stairway with star lighting from the Hall to First Floor and Landing

Bedroom 1

12'5" x 10'0" (3.8 x 3.05)

Double glazed bay window, 3 louvre door wardrobe cupboards, laminate flooring, central heating radiator

Bedroom 2

10'9" x 9'6" (3.3 x 2.9)

3 Louvre door wardrobe cupboards, double glazed, laminate flooring, central heating radiator

Bedroom 2

9'2" x 6'8" (2.8 x 2.05)

Double glazed bay, laminate flooring, shelving, central heating radiator

Shower Room

6'8" x 6'2" (2.04 x 1.9)

Shower cubicle and unit, vanity wash hand basin, w.c, heated towel radiator, laminate flooring, double glazed, mirror cabinet

Loft Hobbies Room

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

Roof void storage, 2 double glazed, velux windows

The Garage

17'8" x 8'2" (5.4 x 2.5)

Up and over door, power & light, Worcester gas central heating boiler

The Gardens

Private front garden. Sunny rear garden with artificial grass, railway sleeper effect patio, barbeque, timber seating

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 15 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.

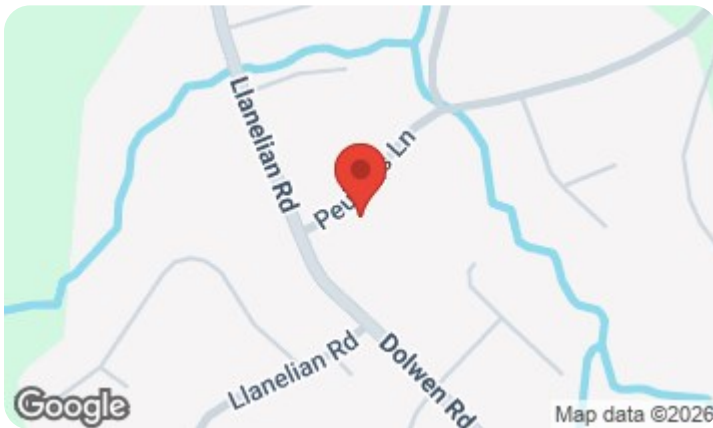
EE Good outdoor and in-home

O2- Good outdoor

Three-UK- Good outdoor

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	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@sterlingstates.co.uk** and web site **www.sterlingstates.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@sterlingstates.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.sterlingstates.co.uk** or alternatively **www.guildproperty.co.uk** These sites could well find a buyer for your own home.