



STERLING

ESTATE AGENTS & VALUERS

**58 Birkdale Avenue, Colwyn Heights
Colwyn Bay, North Wales LL29 6DB**



£249,950

58 Birkdale Avenue, Colwyn Heights, Colwyn Bay, North Wales LL29 6DB

Located just off Wentworth Avenue in large gardens, driveway and GARAGE, a well maintained and looked after 3 BEDROOM SEMI DETACHED HOUSE. The house is opposite Ysgol Pen-y-Bryn and within a short distance to a local store and Restaurant Inn. Briefly the accommodation affords HALL, CLOAKROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, MODERN BATHROOM, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band D. Energy Rating 69C potential 76C. Ref CB7982

Entrance

Double glazed front door to HALL central heating radiator, under stairs cupboard

Cloakroom

Vanity wash hand basin, w.c, double glazed, central heating radiator, tiled floor

Lounge

15'8" x 10'9" (4.8 x 3.3)

Polished marble style fireplace with living flame gas fire, double glazed bow window to front aspect, central heating radiator, coved ceilings, glazed double doors to

Dining Room

10'9" x 8'2" (3.3 x 2.5)

Double glazed, central heating radiator, coved ceilings

Fitted Kitchen

11'1" x 9'6" (3.4 x 2.9)

Range of beech style base cupboards and drawers, work top surfaces, double glazed window and back door, 4 ring gas hob unit, Hotpoint double oven, tiled floor, stainless steel sink unit and waste disposal, built in Bosch dishwasher, Hotpoint washing machine, fridge freezer, pelmet lighting, cooker extractor hood, Worcester gas central heating boiler, terracotta design tiled floor

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard, loft ladder to insulated attic space

Bedroom 1

10'9" x 10'5" (3.3 x 3.2)

Double glazed, central heating radiator

Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator

Bedroom 3

7'6" x 7'2" (2.3 x 2.2)

Or Dressing Room Range of fitted corner wardrobes with 7 doors, 5 tier chest drawers, double glazed, central heating radiator

Bathroom

8'6" x 5'10" (2.6 x 1.8)

Panel bath, shower unit, double glazed, vanity wash hand basin, heated towel radiator, w.c, tiled walls and floor

The Garage

17'8" x 7'10" (5.4 x 2.4)

Concrete driveway with off road parking leading to the single Concrete Sectional Garage with up and over door, recently laid roof covering

The Gardens

The house stands in a large plot with lawn gardens to front, side and rear, flower borders and beds. There is a screen fencing between the side of the house and garage ensuring privacy.

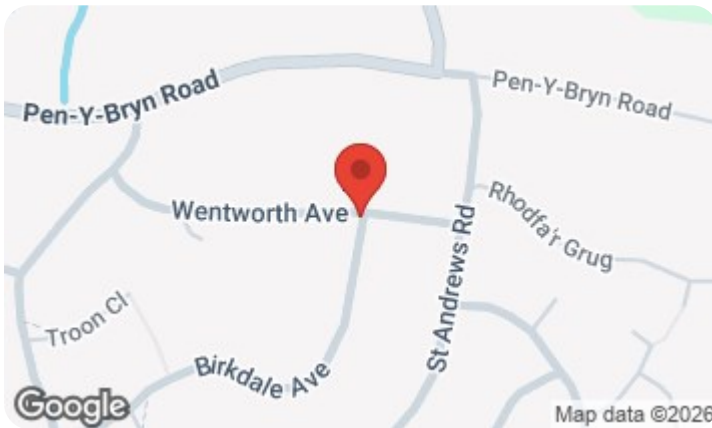
AGENTS NOTE

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.

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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	69	76

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	70	76

AGENTS NOTES;

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