



**STERLING**

ESTATE AGENTS & VALUERS

**2 Grove Park, Colwyn Bay  
North Wales LL29 7TU**



**£195,000**

## 2 Grove Park, Colwyn Bay, North Wales LL29 7TU

This is a very well looked after and surprisingly spacious 4 BEDROOM SEMI DETACHED HOUSE with all the town centre amenities virtually on the door step. It has been in the same ownership for the last 58 years. Of particular note is the extra large garden to the side of the house with useful OUT HOUSES which is quite rare to find for a centrally located property. With vacant possession and NO ONGOING CHAIN the accommodation affords FRONT PORCH, HALL, LOUNGE/DINING ROOM, REAR LIVING ROOM, KITCHEN, SHOWER ROOM, GAS C.H, DOUBLE GLAZING. EPC E51 Potential C75 Ref CB7691

### Front Porch

Leaded front door, Hallway dado rail, central heating radiator

### Lounge or Dining Room

14'9" x 11'9" (4.5 x 3.6)

Double glazed bay window, coved ceilings, central heating radiator, fireplace surround with marble back and hearth, living flame gas fire

### Cosy Lounge Living Room

12'5" x 10'9" (3.8 x 3.3)

Double glazed, central heating radiator, 2 double door wardrobe cupboards

### Kitchen

12'9" x 8'10" (3.9 x 2.7)

Stainless steel sink unit, double glazed window, plumbing for washing machine, 5 ring gas hob unit, cooker extractor hood, Schreiber wood grain style base cupboards and drawers, grey work top surfaces, Hotpoint double oven and dishwasher

### First Floor

Stairway from the Hall to First Floor and Landing, central heating radiator, dado rail

### Bedroom 1

14'9" x 9'2" (4.5 x 2.8)

Double glazed bay window, central heating radiator

### Bedroom 2

12'5" x 9'11" (3.8 x 3.04)

Double glazed, central heating radiator

### Bedroom 3

8'10" x 6'2" (2.7 x 1.9)

Double glazed window, central heating radiator

### Bedroom 4

9'2" x 6'10" (2.8 x 2.1)

Double glazed, central heating radiator

### Shower Room

Shower cubicle and unit, pedestal wash hand basin, w.c., tiled walls, pine style ceiling, central heating radiator

### Outside

The property is approached by a series of stone steps. To the side of the house is a large garden area with pathways, hedges, flower borders, quite private. At the back of the house is an outside W.C, Store, Garden Store, Greenhouse and Brick Store

### 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.





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			
<b>England &amp; Wales</b>		51	75
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**AGENTS NOTES;**

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- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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