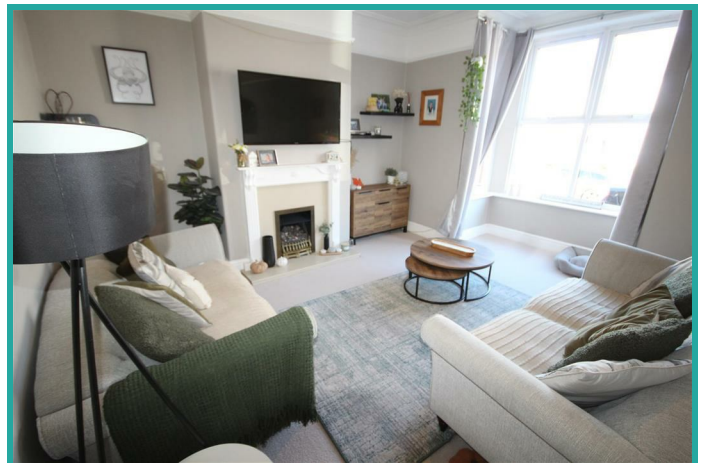
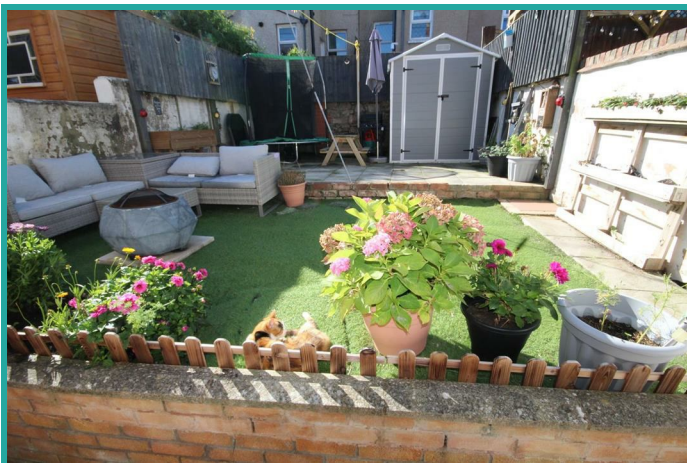


**29 Grove Park, Colwyn Bay  
North Wales LL29 7TU**



**Asking Price £195,000**

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

A very well presented MIDDLE ROW FAMILY HOME in a popular location within easy reach of the town centre, transport services and schools. As well as 3 BEDROOMS and BATHROOM on the first floor of particular note is the ATTIC BEDROOM 4. From the FRONT HALLWAY is the LOUNGE, REAR DINING LIVING ROOM and FITTED KITCHEN. The rear garden is walled and enclosed, tiered and with artificial grass. The windows are double glazed and the house centrally heated. Tenure Freehold. Council Tax Band C. Awaiting EPC. Ref CB7968

### Entrance

Open Porch, front door to Hallway, part panelled walls, laminate flooring, coved ceilings, central heating radiator

### Lounge

16'6" x 14'1" (5.04 x 4.3)

Double glazed square bay window to front aspect, coved ceilings, central heating radiator, fireplace with marble inset and hearth, living flame gas fire

### Dining Living Room

13'9" x 13'3" (4.2 x 4.04)

Central heating radiator, laminate floor, double glazed, under stairs cupboard

### Fitted Kitchen

12'1" x 9'6" (3.7 x 2.9)

Range of grey base cupboards and drawers with white marble effect work top surfaces, tiled floor, double glazed, plumbing for washing machine, stainless steel sink unit, wall units, 4 ring gas hob unit, built in electric double oven, stainless steel cooker hood, Hisense fridge freezer

### First Floor

Stairway from Hall to First Floor and Landing, central heating radiator, staircase to loft bedroom, under stairs cupboard

### Bedroom 1

13'5" x 9'6" (4.1 x 2.9)

Double glazed, central heating radiator

### Bedroom 2

13'4" x 13'3" (4.08 x 4.05)

Double glazed, central heating radiator

### Bedroom 3

9'6" x 7'10" (2.9 x 2.4)

Double glazed, central heating radiator

### Bathroom

12'5" x 8'6" (3.8 x 2.6)

Panel bath, double shower cubicle and unit, heated towel radiator, 2 double glazed windows, w.c, louvre door airing cupboard and gas central heating boiler

### Bedroom 4

16'0" x 10'5" (4.9 x 3.2)

Staircase off the Landing, roof void cupboard, 2 double glazed velux windows, central heating radiator

### Outside

Sunny south facing rear garden enclosed by boundary walls, tiered and laid with artificial grass, paved area, upvc garden store

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

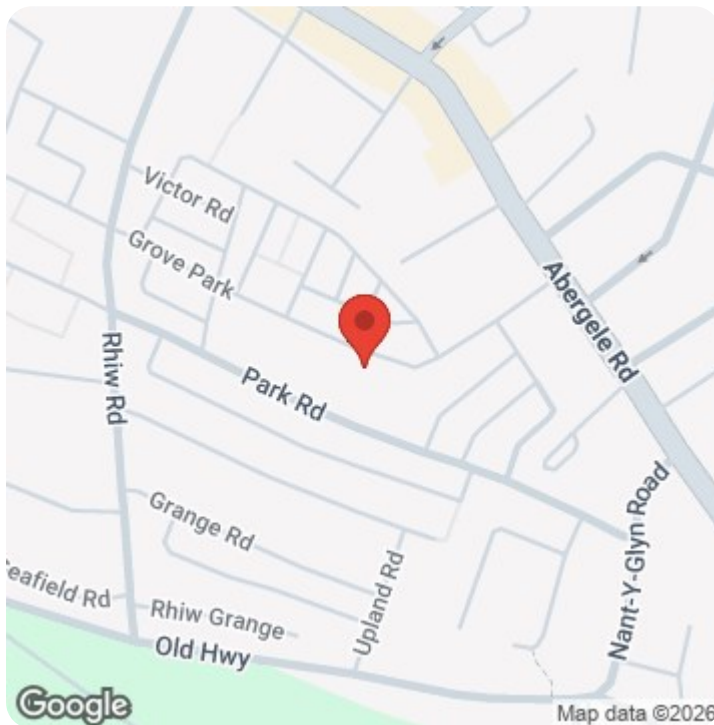
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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		
England & Wales	65	80
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		
England & Wales	71	80
EU Directive 2002/91/EC		

#### AGENTS NOTES;

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