STERLING
ESTATE AGENTS & VALUERS

18 Sunningdale Avenue, Colwyn Heights
Upper Colwyn Bay LL29 6DF







£329,000

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A well presented and maintained DETACHED 4 BEDROOM HOUSE of modern style located in the corner of the cul-de-sac on this popular development ideal for families. The accommodation briefly affords ENTRANCE PORCH, HALL, CLOAKROOM, DOUBLE ASPECT LOUNGE, DINING ROOM, LARGE CONSERVATORY, FITTED KITCHEN, FAMILY BATHROOM, GAS C.H & DOUBLE GLAZING. Outside there is a SINGLE GARAGE and plenty of off road parking. The house stands in a generous size plot consisting of mature lawns, trees, rockeries and patio. Located nearby is Ysgol Pen-y-Bryn, local store and Restaurant Inn. Colwyn Bay town centre is a short drive away. Tenure Freehold, Council Tax Band E. Energy Rating 65D Potential 81B NO ONGOING CHAIN. Ref CB8060

Entrance Porch
Double glazed front door, inner door to

Hallway
Central heating radiator, coved ceilings

Cloakroom
W.C and wash hand basin

Double Aspect Lounge
18'0" x 12'9" (5.5 x 3.9)
Double glazed window to front aspect and patio doors to conservatory, slate and tiled fireplace with living flame gas fire, coved ceilings, central heating radiator

Large Conservatory
20'4" x 7'10" (6.2 x 2.4)
Double glazed, electric radiator

Dining Room
11'5" x 8'10" (3.5 x 2.7)
Double glazed, central heating radiator, under stairs cupboard

Kitchen
10'9" x 7'10" (3.3 x 2.4)
Range of grey style base cupboards and drawers with white work top surfaces, stainless steel sink unit, 4 ring gas hob unit, electric oven, cooker extractor hood, beamed ceilings, built in dishwasher, double glazed back door, xpelair

First Floor
Stairway from the Hall to First Floor and Landing built in airing cupboard and Ideal central heating boiler

Bedroom 1
17'8" x 10'0" (5.4 x 3.07)
Double aspect room with 2 double glazed windows and 2 central heating radiators

Bedroom 2
12'9" x 8'6" (3.9 x 2.6)
Double door wardrobe, double glazed, central heating radiator

Bedroom 3
10'9" x 8'10" (3.3 x 2.7)
Double door wardrobe, central heating radiator, double glazed

Bedroom 4
8'10" x 6'7" (2.7 x 2.03)
Double glazed, central heating radiator

Shower Room
6'9" x 5'2" (2.06 x 1.6)
Double shower cubicle and unit, vanity wash hand basin, w.c,, tiled walls, double glazed, heated towel radiator

The Garage
Driveway with plenty of off road parking and turning area leading to the SINGLE GARAGE with electric roller shutter door

The Gardens
Well established and stocked gardens surround the house with flower beds and rockeries, small vegetable area, paved patio and pergola. At the back is a large lawned area sloping away from the house divided by wide conifer trees forming a hedge with access in the middle. There are crazy paved pathways leading around the garden

AGENTS NOTE
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.

















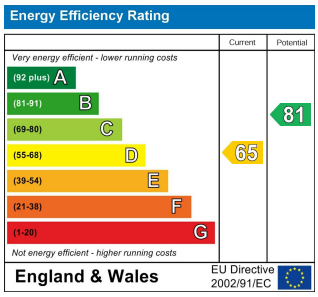


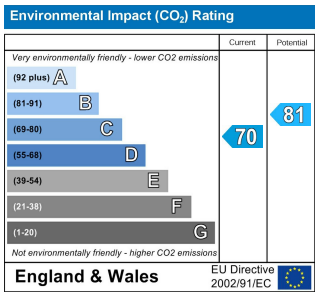












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