STERLING
ESTATE AGENTS & VALUERS

# 31 Hesketh Road, Old Colwyn
# Colwyn Bay LL29 8AT

## £365,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## 31 Hesketh Road, Old Colwyn, Colwyn Bay LL29 8AT

A modern DETACHED 4 BEDROOM HOUSE with EN SUITE SHOWER ROOM and DOUBLE GARAGE. The house occupies an excellent position on this popular development between Colwyn Bay town centre ad Old Colwyn village. set slightly above road level the property looks down Hesketh Road and from the rear gardens there are distant views to the sea. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords PORCH, CLOAKROOM, HALLWAY, LARGE LOUNGE, CONSERVATORY, LARGE KITCHEN DNING, UTILITY ROOM, FAMILY BATHROOM, DOUBLE GLAZING, GAS C.H. The property is not far from Eirias Park, High School, Leisure Centre and access onto the main A55. Tenure Freehold, Council Tax Band F. EPC. 72C Potential 82B Ref CB8108

**Entrance**
Open Porch, double glazed front door to Porch

**Cloakroom**
Pedestal wash hand basin, w.c, double glazed

**Hall**
Central heating radiator, under stairs cupboard

**Large Lounge**
19'4" x 11'5" (5.9 x 3.5)
Double glazed, 2 central heating radiators, coved ceilings, fireplace surround with marble back and hearth, living flame gas fire, double glazed patio doors to

**Conservatory**
10'9 x 9'8 (3.28m x 2.95m)
5 sided room with brick lower walls, windows double glazed, radiator, access to rear gardens

**Fitted Kitchen Dining Room**
19'4" x 8'10" (5.9 x 2.7)
Stainless steel sink unit, double glazed, 2 central heating radiators, range of grey design base cupboards and drawers, with terrazzo style work top surfaces, 4 ring gas hob unit, cooker extractor hood, built in double oven and dishwasher, wall units

**Utility Room**
5'6" x 5'6" (1.7 x 1.7)
Plumbing for washing machine, gas central heating boiler, double glazed back door

**First Floor**
Stairway from the Hall to First Floor and Landing, radiator, built in airing cupboard

**Bedroom 1**
12'5" x 12'1" (3.8 x 3.7)
Double glazed, central heating radiator

**En Suite Shower Room**
8'10" x 3'11" (2.7 x 1.2)
Square shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, central heating radiator, shaver point & light

**Bedroom 2**
10'9" x 8'6" (3.3 x 2.6)
Double glazed, central heating radiator

**Bedroom 3**
11'9" x 6'7" (3.6 x 2.03)
Double glazed, central heating radiator

**Bedroom 4**
8'10" x 8'6" (2.7 x 2.6)
Double glazed, central heating radiator

**Bathroom**
7'10" x 5'10" (2.4 x 1.8)
Panel bath, shower unit, double glazed, pedestal wash hand basin, w.c, part tiled walls, central heating radiator

**The Garage**
18'10 x 18'8 (5.74m x 5.69m)
Wide driveway leading to the Double Garage with 2 up and over doors

**The Gardens**
Lawned gardens to front and the side of the house. Tired rear gardens with flower borders, golden gravel pathways, upper decking and balustrading, distant views to the sea

**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

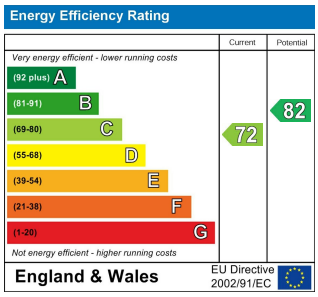
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

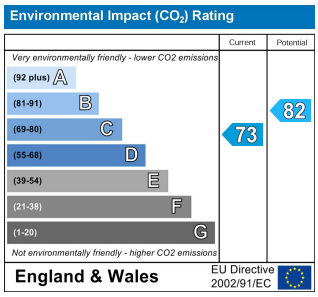
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

**MOBILE & BROADBAND 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 16 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, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor
Vodafone_ Good outdoor, variable in-home

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