STERLING
ESTATE AGENTS & VALUERS



11 Penrhos Avenue, Old Colwyn, North Wales LL29 9HW

£215,000

Located off Llysfaen Road in corner gardens, a MODERN STYLE DETACHED 3 BEDROM HOUSE and GARAGE. The present owners have recently updated and improved the property to a high standard providing a family home ready to walk into and with NO ONGOING CHAIN. From the ENTRANCE is the CLOAKROOM and a LARGE OPEN PLAN LIVING ROOM & FITTED KITCHEN. These were to separate rooms but the owners have provided a larger open plan room. There is a MODERN BATHROOM, GAS C.H and DOUBLE GLAZING. New carpets have been fitted also window blinds. Energy Rating C69 Potential B83 Ref CB7684







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

Entrance
Double glazed front door

Hall
Grey laminate flooring, central heating radiator

Cloakroom
W.C, wash hand basin, double glazed, central heating radiator

Open Plan Living Room & Fitted Kitchen
25'3" x 8'6" and 9'2" and 12'5" (7.7 x 2.6 and 2.8 and 3.8)
Grey laminate flooring, under stairs cupboard, coved ceilings and inset lighting, double glazed french doors to rear gardens, 2 central heating radiators, range of grey base cupboards and drawers with leather effect work top surfaces, pan drawers, 3 double glazed windows, coved ceilings, built in AEG hob unit and double oven, stainless steel cooker hood, stainless steel sink unit, fridge freezer, built in washing machine and dishwasher

First Floor
Stairway off the Hall to First Floor and Landing, double glazed, access to loft room

Bedroom 1
10'5" x 9'2" (3.2 x 2.8)
Double door wardrobe cupboard, Worcester gas central heating boiler, 2 double glazed windows, central heating radiator

Bedroom 2
9'10" x 8'6" (3.02 x 2.6)
Double glazed, central heating radiator, double door wardrobe cupboard, coved ceilings

Bedroom 3
9'6" x 6'10" (2.9 x 2.1)
Central heating radiator, 2 double glazed windows, distant sea views

Modern Bathroom
5'10" x 5'2" (1.8 x 1.6)
Panel bath, pedestal wash hand basin, w.c, tiled walls in grey and cream, shower unit, double glazed, heated towel radiator

The Garage
16'9 x 8'2 (5.11m x 2.49m)
Concrete driveway with parking leading to the INTEGRAL GAAGE with up and over door

The Gardens
The house stands in corner gardens laid to lawn with pathways, enclosed by fencing

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.











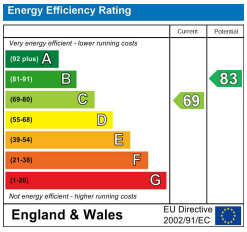

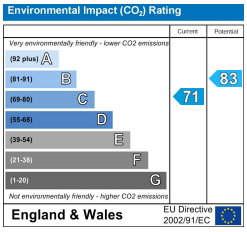

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