

**58 Birkdale Avenue, Colwyn Heights
Colwyn Bay, North Wales LL29 6DB**



£249,950

58 Birkdale Avenue, Colwyn Heights, Colwyn Bay, North Wales LL29 6DB

Located just off Wentworth Avenue in large gardens, driveway and GARAGE, a well maintained and looked after 3 BEDROOM SEMI DETACHED HOUSE. The house is opposite Ysgol Pen-y-Bryn and within a short distance to a local store and Restaurant Inn. Briefly the accommodation affords HALL, CLOAKROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, MODERN BATHROOM, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band D. Energy Rating 69C potential 76C. Ref CB7982

Entrance

Double glazed front door to HALL central heating radiator, under stairs cupboard

Cloakroom

Vanity wash hand basin, w.c, double glazed, central heating radiator, tiled floor

Lounge

15'8" x 10'9" (4.8 x 3.3)

Polished marble style fireplace with living flame gas fire, double glazed bow window to front aspect, central heating radiator, coved ceilings, glazed double doors to

Dining Room

10'9" x 8'2" (3.3 x 2.5)

Double glazed, central heating radiator, coved ceilings

Fitted Kitchen

11'1" x 9'6" (3.4 x 2.9)

Range of beech style base cupboards and drawers, work top surfaces, double glazed window and back door, 4 ring gas hob unit, Hotpoint double oven, tiled floor, stainless steel sink unit and waste disposal, built in Bosch dishwasher, Hotpoint washing machine, fridge freezer, pelmet lighting, cooker extractor hood, Worcester gas central heating boiler, terracotta design tiled floor

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard, loft ladder to insulated attic space

Bedroom 1

10'9" x 10'5" (3.3 x 3.2)

Double glazed, central heating radiator

Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator

Bedroom 3

7'6" x 7'2" (2.3 x 2.2)

Or Dressing Room Range of fitted corner wardrobes with 7 doors, 5 tier chest drawers, double glazed, central heating radiator

Bathroom

8'6" x 5'10" (2.6 x 1.8)

Panel bath, shower unit, double glazed, vanity wash hand basin, heated towel radiator, w.c, tiled walls and floor

The Garage

17'8" x 7'10" (5.4 x 2.4)

Concrete driveway with off road parking leading to the single Concrete Sectional Garage with up and over door, recently laid roof covering

The Gardens

The house stands in a large plot with lawn gardens to front, side and rear, flower borders and beds. There is a screen fencing between the side of the house and garage ensuring privacy.

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		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/81/EC

AGENTS NOTES;

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.

THE GUILD OF PROFESSIONAL ESTATE AGENTS

Guild Conveyancing Services

Conveyancing
For and
Conveyancing

'The process of moving the legal ownership of property or land from one person to another'
(Cambridge Dictionary)

The key benefits of our service are:-

- Experienced conveyancers large enough to cope, and small enough to care
- No Sale No Fee and a fixed, transparent charge
- A team of dedicated staff whom you will personally know who is dealing with
- your case and who to contact
- No need to visit their office, as it can all be done via post or e-mail
- On line tracking of your case so you can keep up to date 24/7
- Conveyancers you can TRUST

So why not call us today on 01462 594477 or alternatively send an email to selling@sterlingestates.co.uk

Starting Estate Agents
 25 Conveyance House, Colwyn Bay, LL29 7AA, United Kingdom
 Telephone: 01462 594477



STERLING
ESTATES

 **ESTATE FINANCE** NOW OFFER RECOMMENDATION ON

FREE FREE mortgage advice service

TO SMOOTH THE HOUSE SELLING AND BUYING PROCESS ON YOUR BEHALF

Provided by the UK's Largest Independent FREE Mortgage Broker

Provided by
The UK's Largest
Independent FREE
Mortgage Broker

 **LoC**
Lenders Only Club

 **UK Finance**
The UK Finance Association

The UK's Mortgage Service is provided to you by Lenders Only Club (LoC), a specialist mortgage broker. We are authorised and regulated by the Financial Conduct Authority (FCA) and are a member of the UK Finance Association.

• **FREE FREE** advice from across the market
 • Arrangement via phone, post and email
 • Award winning service
 • Best Buy deals updated daily
 • Service available 7 days a week,
 Monday – Thursday 9.00am – 8.00pm
 Friday 9.00am – 5.00pm,
 Saturday 9.00am – 5.00pm, Sunday 10.00am – 4.00pm

Provided by qualified advisers with
 extensive expertise who can assist with:

- First time buyers
- Home movers
- Buy-to-let purchasers
- Remortgages

t:0800 0731945