



## 98 Bryn Cadno, Colwyn Heights, Colwyn Bay LL29 6DW

**£195,000**

A truly immaculate and tastefully presented MODERN STYLE SEMI DETACHED HOUSE, one of the nicest on the Heights. The present owner has updated and looked after the house to a high standard and is ideal for a first time buyer being ready to walk into. Set back from the road with plenty of off road parking the lovely interior comprises HALL, LOUNGE, FITTED KITCHEN BREAKFAST ROOM, CONSERVATORY, 2 BEDROOMS, SHOWER ROOM, PRETTY REAR GARDEN, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. The house is near to Ysgol Pen-y-Bryn, local store and Restaurant/Inn. Awaiting EPC Ref CB8014



## **Entrance**

Double glazed front door to Hall central heating radiator, Karndean flooring

## **Lounge**

**14'1" x 10'5" (4.3 x 3.2)**

Marble fireplace and electric fire, double glazed window to front aspect, Karndean flooring

## **Fitted Kitchen**

**13'9" x 7'2" (4.2 x 2.2)**

Range of sage green design base cupboards and drawers with wood strip style work top surfaces, plumbing for washing machine, double glazed window and french doors, Belfast sink with 'hot' tap, part tiled walls, stainless steel cooker hood, under stairs cupboard, vertical radiator, 4 ring electric induction hob, electric oven

## **Conservatory**

**11'1" x 10'9" (3.4 x 3.3)**

Lower walls brick, windows double glazed, under floor heating, central heating radiator, access to gardens

## **First Floor**

Stairway off the Hall to First Floor and Landing

## **Bedroom 1**

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

Fitted wardrobes with 4 sliding doors and shelving, dressing table, 2 wardrobes housing the Worcester gas central heating boiler, central heating radiator

## **Bedroom 2**

**10'2" x 7'6" (3.1 x 2.3)**

Part panelled wall, double glazed, central heating radiator and cabinet

## **Shower Room**

**7'2" x 5'10" (2.2 x 1.8)**

Double shower cubicle and unit, w.c, vanity wash hand basin, central heating radiator, tiled walls, double glazed, wood grain style tiled floor

## **Outside**

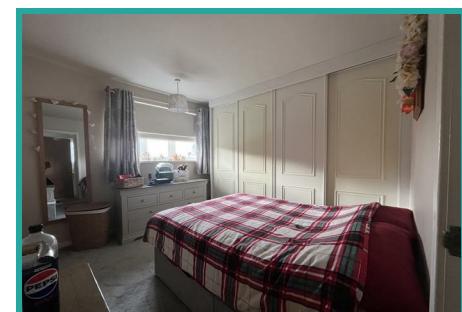
Long driveway providing off road parking for 2-3 cars. Pretty rear garden, private and laid to lawn with colourful borders, enclosed with fencing, garden store, Lawn garden at the front of the house

## **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](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		
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		
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#### AGENTS NOTES;

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