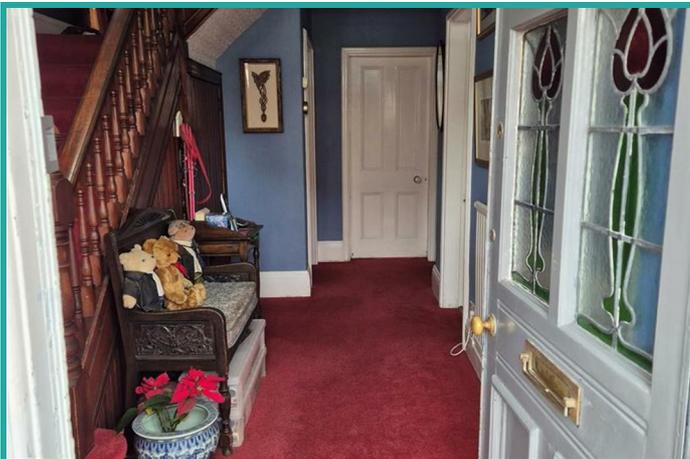




STERLING

ESTATE AGENTS & VALUERS

**35 Victoria Park, Colwyn Bay
LL29 7AJ**



£295,000

35 Victoria Park, Colwyn Bay, LL29 7AJ

A character 4 BEDROOM FAMILY SIZE SEMI DETACHED HOUSE located in the favoured West End part of town. The property is set back from the road with plenty of OFF ROAD PARKING. The rear garden is also large and private. The present owner has retained some of the original architectural features typical of house building during the early 1900,s. The accommodation briefly affords PORCH - HALL - CLOAKROOM - DINING ROOM - LOUNGE - KITCHEN - LARGE KITCHEN BREAKFAST ROOM - BATHROOM - GAS C.H - WORKROOM. The house is well placed for local shopping in the West End, schools for all ages and Rydal School. Council Tax Band E, Tenure Freehold, EPC 64D Potential 75C. Ref CB8018

Entrance Hall

Stained glass leaded front door, central heating radiator, coved ceilings, under stairs cupboard

Cloakroom

W.C wash hand basin, double glazed

Dining Room

16'0" x 13'9" (4.9 x 4.2)

Double glazed square bay window, coved ceilings, central heating radiator, mahogany fireplace with tiled inset and hearth, gas fire

Large Lounge

19'9" x 12'5" (6.02 x 3.8)

Oak fireplace surround with marble inset and hearth, living flame gas fire, central heating radiator

Large Kitchen Breakfast Room

24'1" x 10'10" (7.34m x 3.30m)

Double door cupboards, 2 central heating radiators, double drainer stainless steel sink unit, louvre door cupboard, base cupboards and drawers, green leather style work top surfaces, 2 double glazed windows and back door, 4 ring gas hob unit, built in electric oven and cooker extractor hood

First Floor

Landing, loft ladder access to attic space. NOTE the loft space is insulated with spray foam insulation.

Bedroom 1

15'8" x 10'5" (4.8 x 3.2)

Wash hand basin, double glazed bay window, central heating radiator, 4 fitted corner wardrobes

Bedroom 2

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

Central heating radiator,

Bedroom 2

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

Central heating radiator

Bedroom 4

10'5" x 7'2" (3.2 x 2.2)

Fitted cupboards and storage, double glazed, central heating radiator

Bathroom

8'2" x 7'6" (2.5 x 2.3)

Bath, pedestal wash hand basin, w.c, 2 leaded windows, shower unit and screen, central heating radiator, airing cupboard and Worcester gas central heating boiler, radiator, half tiled walls

Outside

Long sunny rear garden laid to lawn with borders and hedges. Brick store with tiled roof and plumbing for washing machine. At the bottom of the garden is a concrete sectional workroom/garden store

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.

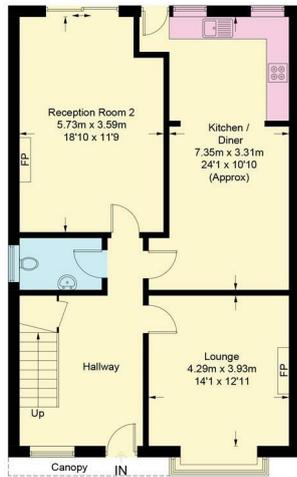
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all sellers and buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current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



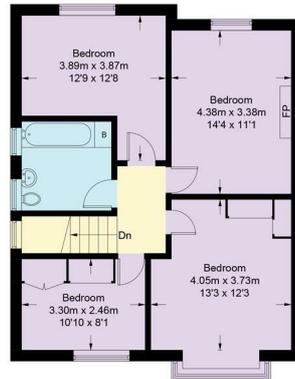


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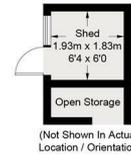
Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft
 Garage / Shed = 27.6 sq m / 297 sq ft
 Total = 176.8 sq m / 1903 sq ft
 (Excluding Open Storage)



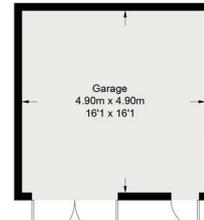
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Fourlabs.co © (ID1279393)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
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