

**38 Kensington Avenue, Old Colwyn
North Wales LL29 9ST**



£329,500

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A surprisingly spacious SEMI DETACHED HOUSE of traditional style occupying a popular residential position, on the level and within a short walk to the Park, Village shops and bus services. The present owners have updated the interior whilst retaining the features of the house, typical of house building around the early 1900s. Of particular note is the south facing rear garden and driveway with OFF ROAD PARKING and room for a garage subject to planning. On two floors the accommodation comprises PORCH, HALL, LOUNGE, FAMILY ROOM INTO EXTENDED, SUN LOUNGE, SUPERB EXTENDED DINING KITCHEN GROUND FLOOR BATHROOM & UTILITY. Upstairs there are 4 BEDROOMS and BATHROOM. The house is gas centrally heated. Tenure Freehold, Council Tax Band D. Energy Rating D67 Potential C74. Ref CB8034

Entrance Porch

Front door to Porch, black and white tiled floor, inner door to

Hall

Central heating radiator, under stairs cupboard, wood grain style flooring

Front Lounge

13'8" x 13'4" (4.19 x 4.07)

Bow window with stained glass top lights, coved ceilings, central heating radiator, mahogany fireplace surround and wood burner,

Family Room

13'8" x 10'11" (4.17 x 3.35)

Stone fireplace and side plinth, wood burner, coved ceilings, wood grain style flooring opening into

Sun Lounge/Garden Room

11'9" x 8'0" (3.6 x 2.45)

Central heating radiator, , wood grain style flooring, double glazed patio doors

Extended Kitchen Dining Room

20'9" x 12'5" (6.33 x 3.8)

Superbly fitted with a range of white gloss style base cupboards and drawers, wood strip effect work top surfaces, central heating radiator, island unit and breakfast bar and 4 ring electric hob unit, built in double oven, feature original Triplex grate, single drainer sink unit, double glazed, built in dishwasher, wood grain style flooring

Ground Floor Bathroom

Bath, wash hand basin, w.c, central heating radiator

Utility Room

Plumbing for washing machine, door to conservatory

Conservatory

12'4" x 7'5" (3.78 x 2.27)

Double glazed, access to rear gardens

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

14'2" x 13'8" (4.32 x 4.17)

Bow window to front aspect, central heating radiator, original cast fireplace in the Art Nouveau style

Bedroom 2

13'10" x 12'10" (4.23 x 3.92)

Double glazed window to rear aspect, Art Nouveau style fireplace

Bedroom 3

14'1" x 10'11" (4.31 x 3.35)

Double glazed window to rear garden aspect

Bedroom 4

9'11" x 9'6" (3.04 x 2.9)

Bathroom

8'11" x 6'11" (2.72 x 2.11)

Built in airing cupboard with Vailiant central heating boiler, central heating radiator, double glazed, modern white suite of slipper bath on claw and ball feet, pedestal wash hand basin, w.c,

Outside

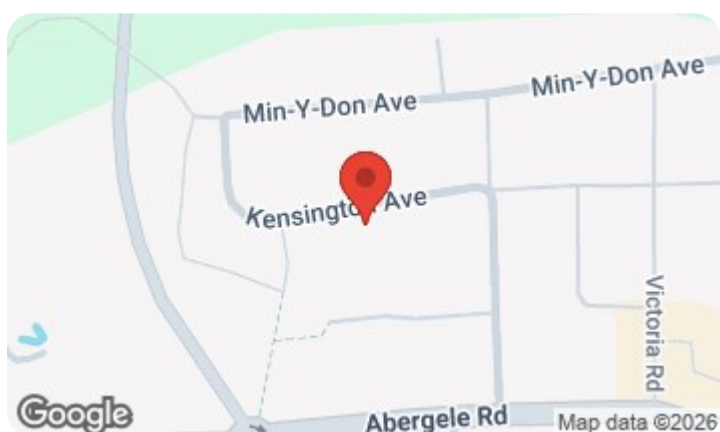
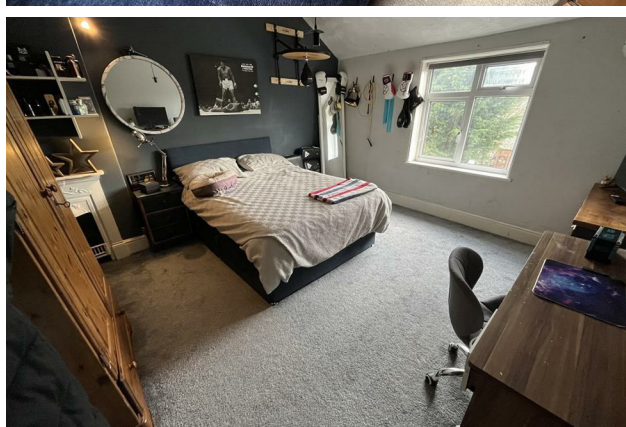
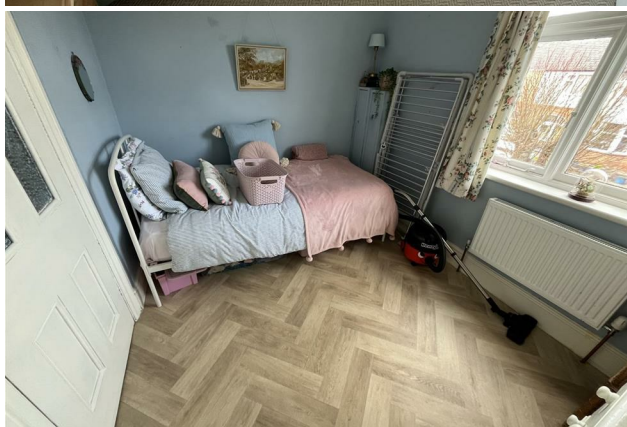
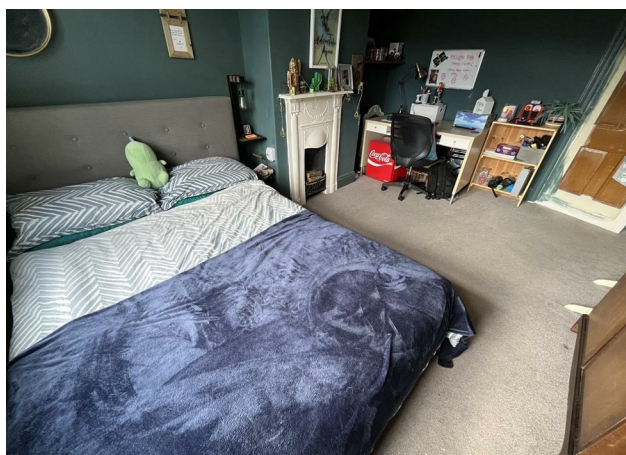
Driveway at the side of the house providing off road parking and space for garage subject to planning. Ornamental front garden laid with slate Long south facing rear garden with lawn, decking area, patio, large Garden Shed, timber flower planter, lovely area at the side of the shed laid with golden gravel

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

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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		61	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		64	74
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