

**14 Grosvenor Road, Colwyn Bay  
North Wales LL29 7YF**



**Asking Price £395,000**

## 14 Grosvenor Road, Colwyn Bay, North Wales LL29 7YF

An extremely spacious DETACHED 4 or 5 BEDROOM RESIDENCE set in large established gardens in the favoured West End part of town. In need of updating and decoration the accommodation provided extends to approximately 2,400 sq feet with 2 DOUBLE BEDROOMS & BATHROOM on the ground floor together with a large L SHAPED LOUNGE & DINING ROOM and KITCHEN. Upstairs there are 2 MORE BEDROOMS, LOFT HOBBIES BEDROOM 5 and WASH ROOM. A long driveway with ample parking leads to the DOUBLE GARAGE. Located at the end of the road are a local parade of shops, Lidl, regular bus services and easy access onto the A55. Just around the corner, within walking distance is Rydal Penrhos School. With vacant possession and NO ONGOING CHAIN. Energy Rating F27 Potential C73 Ref CB7505

### Entrance Porch

Terrazzo tiled floor, natural stone wall, inner door

### Dining Room

19'7 x 11'9 (5.97m x 3.58m)

Coved ceiling, serving hatch, 2 large sealed unit double glazed windows, opening to

### Large Lounge

18'4 x 17'8 (5.59m x 5.38m)

Large picture window and french door to front aspect, coved ceilings, tiled fireplace and hearth, fitted book-shelves, recessed glass tiled wall niche in the Art Deco style,

### Inner Hallway

Under stairs cupboard, central heating radiator

### Kitchen

11'8 x 10'9 (3.56m x 3.28m)

Double drainer stainless steel sink unit, range of fitted wall and base cupboards, folding breakfast table, central heating radiator, Electrolux fridge

### Bedroom 1

14'2 x 10'8 (4.32m x 3.25m)

Pedestal wash hand basin, central heating radiator, fitted 3 door wardrobe, coved ceilings, sliding mirror door to Walk in Wardrobe

### Bedroom 2

12'8 x 10'8 (3.86m x 3.25m)

Sealed unit double glazed window, central heating radiator, sliding mirror door to Walk in Wardrobe

### Bathroom

9'6 x 7'3 (2.90m x 2.21m)

Cast bath, wash hand basin, w.c, arched mirror, radiator and towel radiator

### First Floor

Stairway off the Inner Hall to First Floor and Landing, double door cylinder airing cupboard, attic storage

### Wash Room

W.C and wash hand basin

### Bedroom 3

17'8 x 13'3 (5.38m x 4.04m)

Built in 2 double door wardrobe cupboards

### Bedroom 4

13'8 x 11'9 (4.17m x 3.58m)

Night storage heater, pedestal wash hand basin, corner dressing table shelf

### Loft Hobbies Room/Bedroom 5

14'3 x 6'7 (4.34m x 2.01m)

### The Garage

18' 1 x 17'11 (5.49m 0.30m x 5.46m)

Long driveway through wrought iron gates leading to the garage, sliding door, parking on the drive for 4-5 cars

### The Gardens

Large front garden area comprising lawn with flowerbeds, mature trees and bushes. Raised seating area. Lawn with deep established borders to the side. Rear Garden comprising lawn with established border. Outbuildings, w.c, cupboard housing gas fired central heating boiler, storage shed. Utility room with power and light, storage cupboard.

### 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
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
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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