

**First Second Floor Maisonette 4 Meirion Gardens, Colwyn Bay
North Wales LL29 7PR**



Asking Price £179,500

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A quite exceptional and extremely spacious FIRST & SECOND FLOOR 5 BEDROOM & 2 BATHROOM MAISONETTE in this substantially built character house. The property is located in a small cul-de-sac off Abergele Road with all the amenities and schools virtually on the door step. Superbly updated and improved the extensive accommodation affords HALLWAY, FIRST FLOOR, LOUNGE, FITTED KITCHEN DINING, UTILITY/PREPARATION KITCHEN, 2 DOUBLE BEDROOMS AND BATHROOM. On the TOP LEVEL are 3 FURTHER DOUBLE BEDROOMS AND SECOND BATHROOM. All ready to walk into and NO ONGOING CHAIN. Ref CB7113

Entrance

Front door to Hallway, Stairs to First Floor and Landing, double glazed

Lounge

20'4" x 12'9" (6.2 x 3.9)

Double glazed bay window

Fitted Kitchen Dining Room

15'5" x 12'5" (4.7 x 3.8)

Cream base cupboards and drawers with wood grain effect work top surfaces, double glazed, stainless steel sink unit, wall units, wood grain style laminate flooring, Flavell 5 ring electric range and cooker, cooker extractor hood

Preparation Kitchen or Utility

12'1" x 11'9" (3.7 x 3.6)

Wood grain style laminate flooring, stainless steel sink unit, 2 double glazed windows, base cupboards and drawers, plumbing for washing machine

Bedroom 1

17'0" x 13'4" (5.2 x 4.08)

Double glazed bay window

Bedroom 2

9'10" x 5'10" (3.02 x 1.8)

Double glazed window

Bathroom

10'9" x 6'2" (3.3 x 1.9)

Panel bath, pedestal wash hand basin, w.c, quadrant shower cubicle, heated towel radiator, grey marble effect tiled walls and laminate flooring, double glazed window

Second Floor Level

Stairway off the First Floor Landing to Second Floor

Landing

Roof void cupboard, walk in store cupboard, double glazed velux window, electric radiator

Bedroom 3

12'9" x 12'5" (3.9 x 3.8)

Double glazed velux window, electric radiator

Bedroom 4

13'5" x 10'5" (4.1 x 3.2)

Double glazed velux window, electric radiator

Bedroom 5

17'0" x 7'10" (5.2 x 2.4)

Double glazed velux window, electric radiator

Second Bathroom

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

Shower bath, screen, shower unit, w.c, wash hand basin, double glazed velux, beige marble style tiled walls

Outside

The front garden goes with the First and Second Floor Maisonette

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.

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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		
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		
EU Directive 2002/91/EC		

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