



STERLING

ESTATE AGENTS & VALUERS



UNITED KINGDOM
**PROPERTY
AWARDS**

WINNER 2018-2019

**Oak View 37 Pen Y Bryn Road, Colwyn Bay
North Wales LL29 6AG**



Asking Price £400,000

Oak View 37 Pen Y Bryn Road, Colwyn Bay, North Wales LL29 6AG

Set well back and elevated from the road, a DETACHED 3 BEDROOM BUNGALOW of style and appeal with GARAGE and OFF ROAD PARKING. The property has been very well maintained and looked after by the present owner, is ready to walk into and highly recommended for viewing. Due to its elevated position there are far reaching views out to the sea. On a clear day Blackpool Tower and the Cumbrian coastline can be seen. Brick built with cement rendered elevations beneath a tiled roof the well designed quality interior affords FRONT PORCH, HALLWAY, SHOWER ROOM, LARGE LOUNGE & FEATURE FIREPLACE, DINING ROOM, KITCHEN BREAKFAST ROOM, 3 BDROOMS, LARGE BATHROOM & SHOWER, DOUBLE GLAZING, GAS C.H, SOUTH FACING REAR GARDEN. The property is not far from a local store, Restaurant/Free House and Ysgol Pen-y-Bryn Primary School. EPC C70 Potential B85 Ref CB7221

Entrance Porch

Double glazed front door to porch, double glazed inner door to

Hallway

Coved ceilings, central heating radiator

Shower Room

Shower cubicle and unit, vanity wash hand basin, wc, tiled walls, double glazed, heated towel radiator

Lovely Lounge

18'0" x 14'9" (5.5 x 4.5)

Dressed stone fireplace and plinth, slate hearth, living flame gas fire, coved ceilings, 2 double glazed windows overlooking the sea views, central heating radiator

Dining Room

12'9" x 10'9" (3.9 x 3.3)

Central heating radiator, double glazed window, fine views, coved ceilings, bevelled glass door

Fitted Kitchen Breakfast Room

12'9" x 10'9" (3.9 x 3.3)

Double bowl stainless steel sink unit, central heating radiator, double glazed window, range of white base cupboards and drawers with grey work top surfaces, plumbing for washing machine, Creda oven and grill, 4 ring electric hob unit, cooker extractor hood, larder cupboard, built in dishwasher

Bedroom 1

13'9" x 12'5" (4.2 x 3.8)

Double glazed window, central heating radiator, fitted double door wardrobes and top boxes, dressing table

Bedroom 2

13'5" x 9'6" (4.1 x 2.9)

Double glazed window, central heating radiator, coved ceiling, wash hand basin

Bedroom 3

12'9" x 7'10" (3.9 x 2.4)

Central heating radiator, coved ceilings, double glazed french doors

Large Bathroom

11'9" x 9'6" (3.6 x 2.9)

Panel bath, pedestal wash hand basin, double shower cubicle and unit, w.c, double glazed, central heating radiator, tiled walls and mirror, built in cylinder airing cupboard

The Garage

Integral Garage with up and over door, power & light, approached by a long driveway with parking and turning space.

The Gardens

Lawns and flower borders and trees at the front. South facing rear garden with crazy paving, lawns, flower borders trees and hedging, private and sheltered.

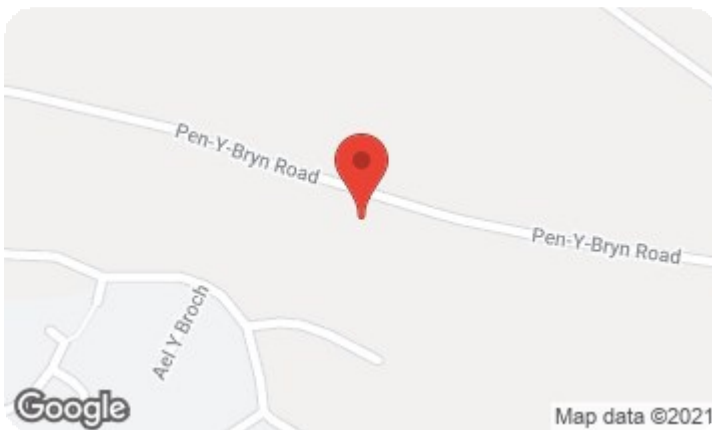
AGENTS NOTE

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	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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			85
(81-91) B			
(69-80) C		74	
(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	

AGENTS NOTES;

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