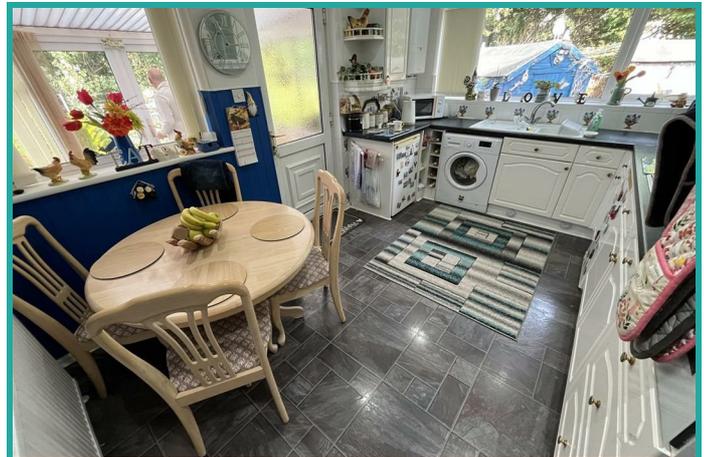




**STERLING**

ESTATE AGENTS & VALUERS

**15 Groes Road, Colwyn Bay  
Conwy LL29 8RA**



**Offers In The Region Of £280,000**

## 15 Groes Road, Colwyn Bay, Conwy LL29 8RA

Set in delightful well stocked and private gardens, a very well presented DETACHED 3 BEDROOM BUNGALOW with gas central heating, double glazing and cavity wall insulation. The bungalow occupies an excellent residential position just off Abergele Road, near to Eirias Park, Leisure Centre and both the High School and Ysgol Bod Alaw. The present owners have looked after the bungalow and converted the SINGLE GARAGE into a useful WORKROOM, built onto the side and having a south westerly aspect is a LARGE CONSERVATORY and there are 2 USEFUL GARDEN SHEDS. Briefly the accommodation affords HALL, LOUNGE, 3 BEDROOMS, KITCHEN DINER, BATHROOM, SEPARATE W.C. The bungalow is well placed between the town centre, Old Colwyn village and access onto the A55. WELL WORTH VIEWING. Energy Rating D55 Potential B85 Ref CB7293

### Entrance

Double glazed front door off the side elevation to Porch and Hallway, meter cupboard, grey wood grain laminate flooring, central heating radiator

### Lounge

13'7 x 11'11 (4.14m x 3.63m)

Fireplace surround with marble back and hearth, electric fire, 2 double glazed windows to side elevation, double glazed window to front garden aspect, central heating radiator

### Kitchen Dining

13'5 x 9'5 (4.09m x 2.87m)

Single drainer sink unit, range of white base cupboards and drawers with work top surfaces, double glazed window, plumbing for washing machine, part panelled walls, gas central heating boiler, wall units, central heating radiator, 4 ring gas hob unit, cooker extractor hood, built in electric oven, glazed wall units

### Sun Conservatory

21' x 7'7 (6.40m x 2.31m)

Built onto the side elevation, double glazed and access onto the lovely gardens

### Bedroom 1

12'2 x 7'10 (3.71m x 2.39m)

Central heating radiator, 2 double glazed windows

### Bedroom 2

9'11 x 9'7 (3.02m x 2.92m)

Double glazed window, central heating radiator

### Bedroom 3

10' x 9'11 (3.05m x 3.02m)

Double glazed window, central heating radiator, built in cylinder airing cupboard, built in wardrobe cupboard.

### Bathroom

Panel bath, wash hand basin, mainly tiled walls, double glazed window, Triton Shower, central heating radiator. Separate w.c, double glazed, central heating radiator

### The Garage

17'4 x 8'4 (5.28m x 2.54m)

Brick built with pitched tiled roof, converted into a useful WORKROOM, power & light laid on, double glazed door, long driveway off Groes Road

### The Gardens

The bungalow stands in delightful gardens, mainly to the front and side, well stocked and private. Lawns, pathways, flower borders and flowering trees. Open Timber Summer

House with lighting, Fish Pond, solar lighting. Sheltered rear garden laid with artificial grass, Garden Shed and another Timber Work Shed 11'8 x 7'7 power & light

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) These sites could well find a buyer for your own home.





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		85	55
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales		85	59
EU Directive 2002/91/EC			

#### AGENTS NOTES;

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