



53 Dundonald Road, Colwyn Bay, North Wales LL29 7RE

Offers In The Region Of £165,000

Located at the end of the road enjoying a pleasant outlook from the front elevation looking up to the Pwllychrochan Woods and the Old Highway. An END OF ROW 3 BEDROOM HOUSE with vacant possession and NO ONGOING CHAIN. The accommodation provided is well planned and affords HALL - LOUNGE LEADING INTO THE DINING ROOM - GALLEY KITCHEN & BREAKFAST ROOM - SIDE UTILITY - 3 BEDROOMS - BATHROOM - GARAGE - GARDENS - GAS C.H - DOUBLE GLAZING. The house is well placed for Eirias Park, Leisure Centre and Schools for all ages. The town centre and Railway Station is not far away. EPC. D66
Potential B85 Ref CB7371



Entrance

Double glazed front door to HALL, central heating radiator, double glazed window

Lounge

15'4 x 9'9 (4.67m x 2.97m)

Double glazed window to front aspect, fireplace surround with marble inset and hearth, dado rail, laminate flooring, opening into the dining room

Dining Room

11'7 x 8'8 (3.53m x 2.64m)

Double glazed window to front aspect, central heating radiator, laminate flooring, dado rail, 2 archways

L Shaped Kitchen Breakfast Room

13'2 x 6'4 and 9'7 (4.01m x 1.93m and 2.92m)

And Breakfast Room, base cupboards and drawers, work top surfaces, part tiled walls, laminate flooring, 2 double glazed windows, gas central heating boiler, 4 ring gas hob unit, built in oven, stainless steel sink unit, central heating radiator, dado rail, plumbing for dishwasher, under stairs utility area

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

12'1 x 9'7 (3.68m x 2.92m)

Double glazed window to front aspect, central heating radiator

Bedroom 2

10'5 x 9'8 (3.18m x 2.95m)

Double glazed window to front aspect, laminate flooring, central heating radiator

Bedroom 3

9'3 x 7'7 (2.82m x 2.31m)

Double glazed, laminate flooring, central heating radiator

Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Panel bath, pedestal wash hand basin, w.c, upvc walls, shower unit, double glazed, heated towel radiator

The Garage

Long driveway at the side of the house leading to the SINGLE GARAGE, brick built with pebble dashed elevations, up and over door

The Gardens

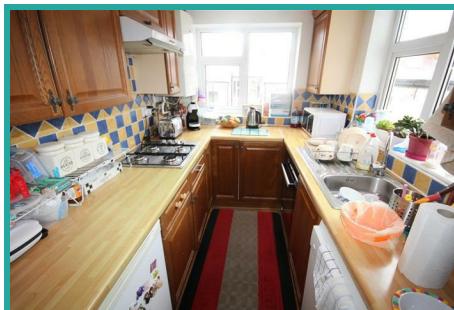
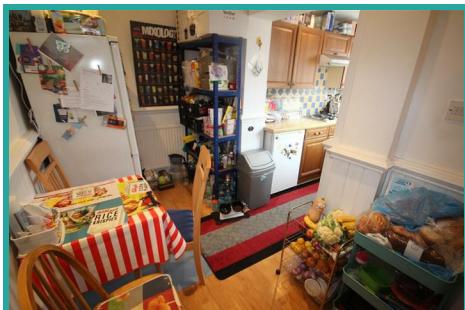
Pleasant front garden having a sunny aspect. Rear garden laid with concrete

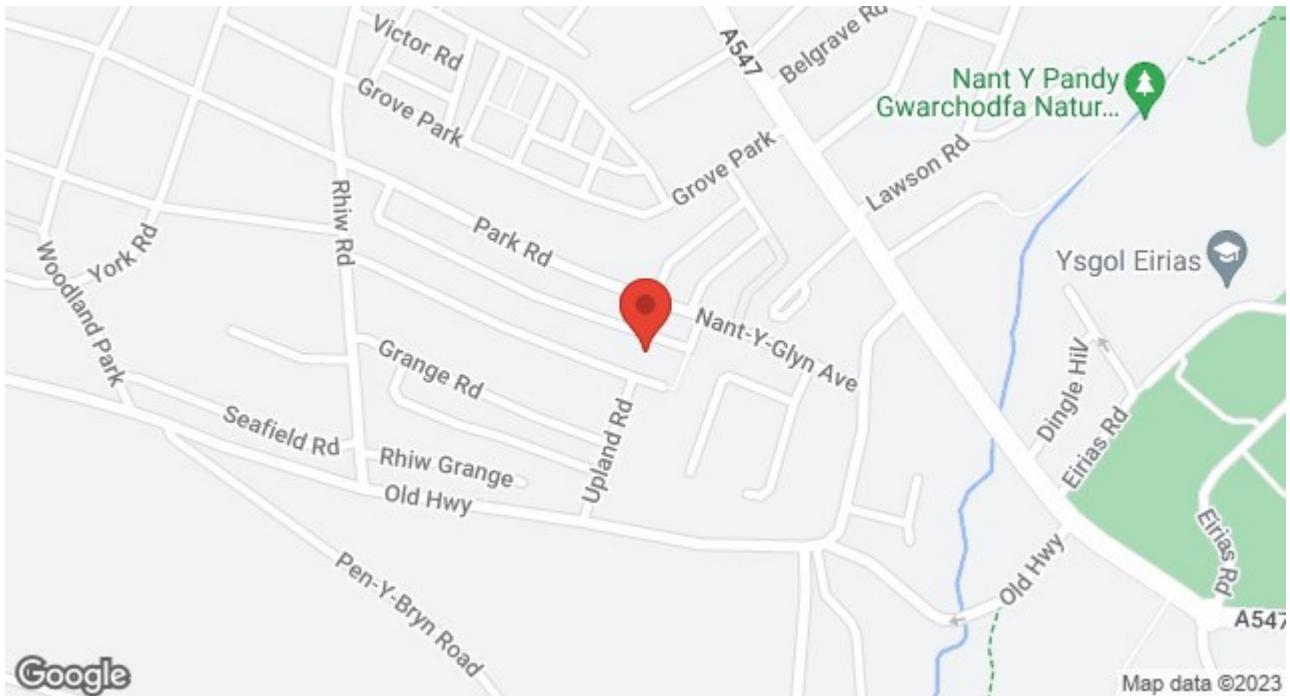
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

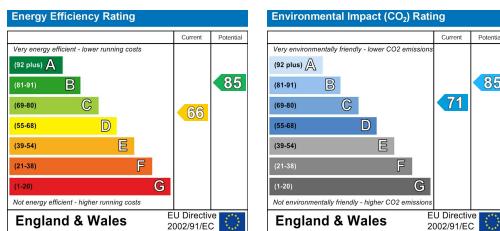
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