

**38 York Road, Colwyn Bay  
North Wales LL29 7EY**



**£259,950**

## 38 York Road, Colwyn Bay, North Wales LL29 7EY

**Chain Free.** Located at the top end of the road, not far from the Old Highway and the Pwllychrochan Woods, a very well updated and improved SEMI DETACHED HOUSE. The house did originally have an integral garage, this has now been made into another RECEPTION ROOM or BEDROOM. Upstairs a staircase has been made from bedroom three leading up the DORMER LOFT ROOM 22' x 11' Ready to walk into and recommended for viewing the property affords HALL, DINING ROOM/GROUND FLOOR BEDROOM, LARGE LOUNGE, FITTED KITCHEN, MODERN BATHROOM, GARDENS FRONT & REAR, GAS C.H .. DOUBLE GLAZING. Despite its quiet position the house is within easy reach of the town centre and schools for all ages. Energy Rating 74C Potential 85B Tenure Freehold. Council Tax Band C. Ref CB7948

### Entrance Hall

Glazed front door to Hallway, central heating radiator,

### Ground Floor Bedroom or Dining Room

**14'3 x 7 (4.34m x 2.13m)**

Double glazed, central heating radiator, smoke detector

### Lounge

**18'6 x 10'11 (5.64m x 3.33m)**

Laminate flooring, 2 double glazed windows, central heating radiator, fireplace surround and electric fire on hearth

### Fitted Kitchen

**11'1 x 10'2 (3.38m x 3.10m)**

Single drainer sink unit, base cupboards and drawers with black speckled effect work top surfaces, Worcester gas central heating boiler, plumbing for washing machine, laminate flooring, 5 ring gas hob unit, Hotpoint cooker hood central heating radiator, built in electric double oven, Rear Porch and Store.

### First Floor

Stairway off the Hall to First Floor and Landing, built in airing cupboard and central heating radiator, double glazed

### Bedroom 1

**14'5 x 12'2 (4.39m x 3.71m)**

Double glazed window, central heating radiator, laminate flooring

### Bedroom 2

**10'10 x 9'10 (3.30m x 3.00m)**

Central heating radiator, distant sea views, wardrobe cupboard, laminate flooring, double glazed

### Study

**8'0 x 7'1 (2.44m x 2.16m)**

Originally bedroom 3, Central heating radiator, double glazed window, laminate flooring, staircase to loft room

### Bathroom

**8'7 x 6'1 (2.62m x 1.85m)**

Panel bath, pedestal wash hand basin, w.c, two tone design grey tiled walls, shower unit, heated towel radiator

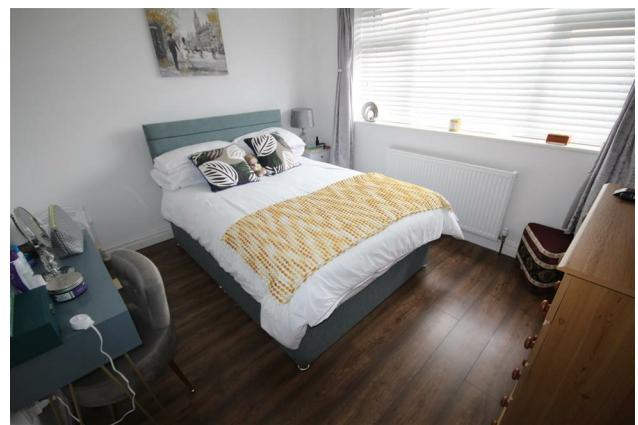
### Loft Hobbies Room

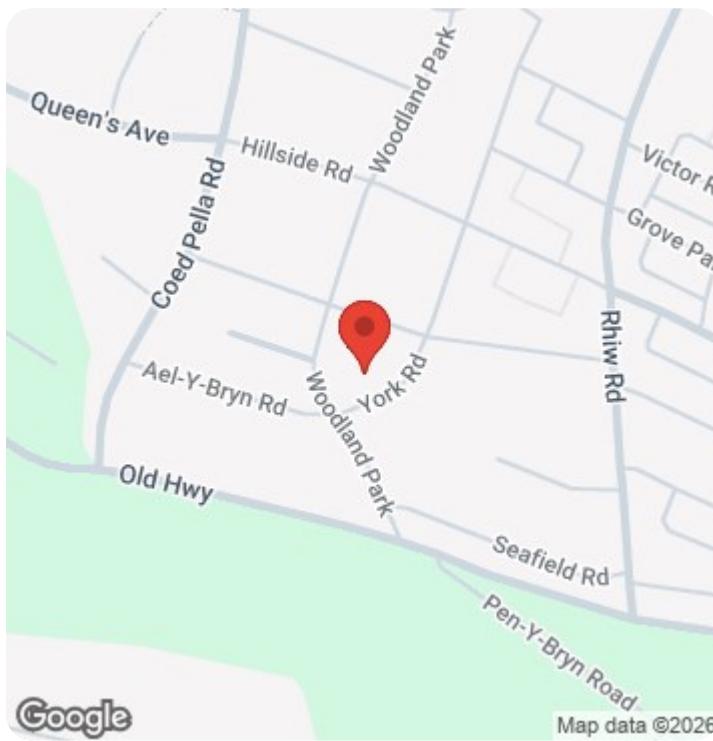
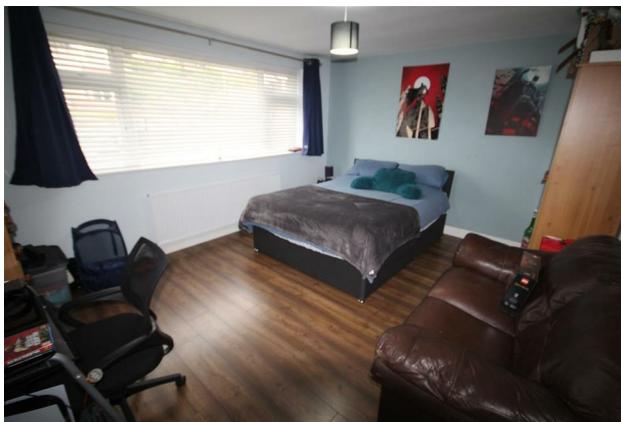
**22'5 x 11'6 (6.83m x 3.51m)**

Central heating radiator, 2 double glazed velux windows

### Outside

Long driveway with off road parking, wide side garden with fruit trees and room to extend and/or construct a garage subject to planning. Lawned garden at the front of the house with flower borders and shrubs, covered sitting area in front of the house, Timber Log Cabin on a composite decking area, Garden Shed





Energy Efficiency Rating

Rating	Score Range	Current	Potential	
A	(92 plus)	Very energy efficient - lower running costs	74	85
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)	Not energy efficient - higher running costs		

Rating	CO2 Emissions Range	Current Rating	Potential Rating
A	(92 plus)		
B	(81-91)		85
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO2 emissions

EU Directive 2002/91/EC

## **AGENTS NOTES;**

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](mailto:sales@sterlingestates.co.uk)** to make an appointment for one of our Valuers to call. This is entirely without obligation.

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