



STERLING

ESTATE AGENTS & VALUERS

**3 Queensway, Old Colwyn
North Wales LL29 9ED**



£215,000

3 Queensway, Old Colwyn, North Wales LL29 9ED

A very well extended SEMI DETACHED HOUSE set in large rear gardens and OFF ROAD PARKING. The property is located on the outskirts of the village in a cul-de-sac yet still within a few minutes of the excellent range of shopping and leisure amenities and within easy reach of the coastline and the A55 Expressway. Brick built with pebble dashed elevations beneath a tiled roof the accommodation briefly affords HALL, DOUBLE ASPECT LOUNGE, LARGE FITTED FAMILY KITCHEN DINING, REAR HALL to SHOWER ROOM & UTILITY ROOM. Upstairs there are 3 BEDROOMS and BATHROOM. The large rear gardens are a particular feature ideal for young children playing together with a useful GARDEN ROOM/OUTSIDE OFFICE and 2 STORES. The property is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB8026

Entrance

Double glazed front door to Hall oak style flooring

Double Aspect Lounge

18'4" x 10'5" (5.6 x 3.2)

Living flam gas fire, central heating radiator, double glazed window and french doors to rear gardens

Excellent Fitted Family Kitchen Dining

17'4" x 10'9" (5.3 x 3.3)

Oak style flooring, 2 double glazed windows, central heating radiator, peninsular cupboards and breakfast bar, wood strip effect work top surfaces, wine store, stainless steel sink unit, 5 ring gas hob unit, built in oven and dishwasher, gloss style base cupboards and pan drawers, under stairs cupboard, fridge freezer

Rear Hall

Utility Room

Tiled floor, stainless steel sink unit, plumbing for washing machine, gas central heating boiler, double glazed

Shower Room

Quadrant shower cubicle and unit, w.c, wash hand basin, 2 double glazed windows, heated towel radiator

Side Enclosed Storage

Access to both front and rear gardens

First Floor

Stairway from Hall to First Floor and Landing, linen cupboard, double glazed, central heating radiator, folding ladder to large boarded and insulated loft space

Bedroom 1

11'1" x 10'9" (3.4 x 3.3)

Double glazed, central heating radiator, double door wardrobe cupboard

Bedroom 2

11'9" x 8'10" (3.6 x 2.7)

Double glazed, central heating radiator, double door wardrobe

Bedroom 3

8'10" x 7'10" (2.7 x 2.4)

Double glazed, central heating radiator

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Panel bath, pedestal wash hand basin, w.c, double glazed, half tiled walls, feature porthole window, heated towel radiator, shower unit

Outside

At the front of the house is a small rear garden and Of Road Parking

Rear Garden

Large lawn garden at the back of the house with 2 store sheds and a timber GARDEN ROOM 4.6 x 4.6, power and light laid on, ideal for outside entertaining or home office/playroom

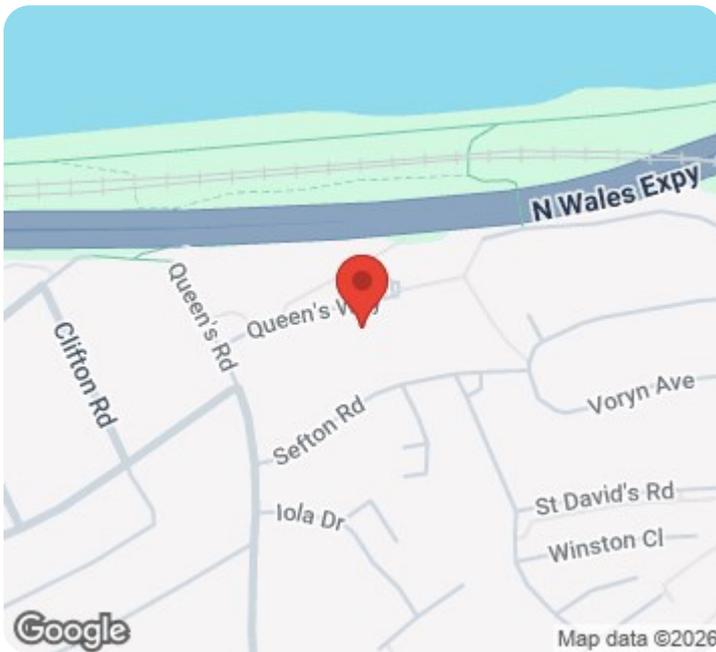
AGENTS NOTE

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 sellers and 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			
(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	

AGENTS NOTES;

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