

**43 Dundonald Road, Colwyn Bay  
LL29 7RE**



**£176,500**

## 43 Dundonald Road, Colwyn Bay, LL29 7RE

This is a surprisingly spacious DOUBLE FRONTE COTTAGE STYLE HOME with accommodation arranged on three levels. All told the interior extends to some 160 square metres (1722 square feet) In a quiet residential road just below the Old Highway and Pwllychrochan Woods the property is not far from Eirias Park, High School, Leisure Centre and Ysgol Bod Alaw. The town centre and Railway Station is not far away. Briefly the accommodation comprises 21' LOUNGE, 21' KITCHEN DINER, SHOWER ROOM, FIRST FLOOR BEDROOM EN SUITE, DOUBLE BEDROOM 2. LOWER LEVEL LIVING KITCHEN DINER, CONSERVATORY, BEDROOM 3 EN SUITE. Tenure Freehold, Council Tax Band C. Energy Rating 67D Potential 81C Ref CB8006

### Small Hall

Coved ceilings, central heating radiator

### Double Aspect Lounge

21'4 x 9'10 (6.50m x 3.00m)

Coved ceilings, 2 central heating radiator, double glazed window to front aspect and french doors to Juliette balcony

### Double Aspect Kitchen Dining

21'4 x 9'10 (6.50m x 3.00m)

Range of white base cupboards and drawers with black work top surfaces, central heating radiator, 2 double glazed windows, wall units, stainless steel sink unit, plumbing for washing machine, freezer recess, 4 ring gas hob unit

### Shower Room

6'11 x 5'11 (2.11m x 1.80m)

Double shower cubicle and unit, pedestal wash hand basin, w.c, central heating radiator, Vaillant gas central heating boiler, double glazed, part tiled and upvc walls

### First Floor

Roof void cupboard

### Bedroom 1

15'6 x 12'4 (4.72m x 3.76m)

Double glazed, 2 double door wardrobe cupboards

### En Suite Shower Room

7'8 x 5'2 (2.34m x 1.57m)

Shower cubicle and unit, wash hand basin, w.c, double glazed velux window

### Bedroom 2

17'10 x 9'10 (5.44m x 3.00m)

Double glazed, central heating radiator, 2 roof void cupboards

### Lower Level

Hall, central heating radiator, under stairs cupboard, tiled floor

### Basement Lounge Kitchen Dining

20'1 x 9'3 (6.12m x 2.82m)

Stainless steel sink unit, plumbing for washing machine, central heating radiator, double glazed french doors

### Conservatory

9'6 x 8'9 (2.90m x 2.67m)

Brick lower walls, windows double glazed, access to rear gardens

### Bedroom 3

19'11 x 9'0 (6.07m x 2.74m)

Double glazed, central heating radiator, double shower cubicle and unit

### En Suite W.C

7'1 x 2'1 (2.16m x 0.64m)

W.C, wash hand basin, upvc walls

### Outside

Lawn at the rear of the property, 2 brick patio areas, garden shed, fenced boundaries. Whilst the front garden is laid with decorative brick paviours providing car parking space there is NO DROP KERB

### AGENTS NOTE

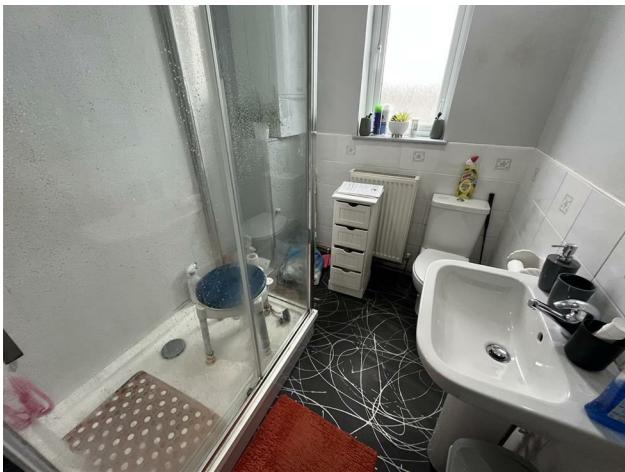
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail

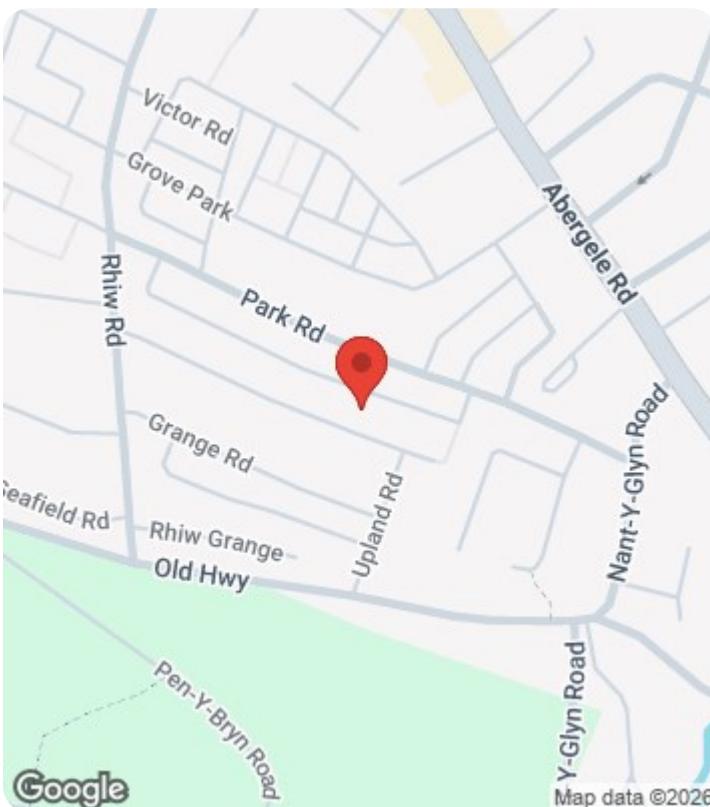
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for 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) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

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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 <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		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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