



6 Penrhos Avenue
Old Colwyn, North Wales LL29 9HW

£269,950



STERLING

ESTATE AGENTS & VALUERS

This 3 BEDROOM SEMI DETACHED HOUSE presents an exceptional opportunity for those seeking a blend of character and modern living. The property boasts an immaculate interior that has been tastefully decorated and thoughtfully updated, ensuring a warm and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The property features three well-proportioned bedrooms, providing ample space for families or those wishing to accommodate guests. The modern bathroom is a highlight, designed with contemporary fittings that enhance the overall appeal of the home. One of the standout features of this property is the superbly extended LIVING ROOM, which includes a FITTED KITCHEN BREAKFAST ROOM that is both functional and stylish. This space is ideal for culinary enthusiasts and offers a seamless flow for social gatherings with access onto the rear sunny garden. Outside, the private rear garden offers a tranquil retreat, perfect for enjoying the outdoors in a peaceful setting. The property is equipped with central heating and double glazing, ensuring comfort and energy efficiency throughout the year. Old Colwyn village is a short distance away and bus services run along Llysfaen Road. Viewing highly recommended. Council Tax Band D, Tenure Freehold, Awaiting EPC Ref CB8022



Entrance

Double glazed front door to Hall

Hallway

Vertical central heating radiator, parquet style flooring, coved ceilings

Under Stairs Cloakroom

W.C, wash hand basin, double glazed

Front Lounge

12'9" x 11'5" (3.9 x 3.5)

Double glazed bay window, central heating radiator, white fireplace surround with living flame gas fire, built in cupboards in each alcove with shelving, parquet style flooring

Superbly Extended Family Room Fitted Kitchen

24'7" x 13'5" (7.5 x 4.1)

Double glazed french doors to rear garden, tiled floor, island unit and breakfast bar with Belfast sink, hot water tap, shelving, built in dishwasher and cupboards, 2 vertical central heating radiators, built in oven and 4 ring electric hob unit, pan drawers, fridge freezer, larder cupboard and boiler cupboard, double door utility cupboard with plumbing for washing machine, double door pantry cupboard, limestone flagged flooring, exposed brick wall, double door cupboard

First Floor

Stairway from the Hall to First Floor and Landing, double glazed, loft ladder to attic space

Bedroom 1

13'5" x 10'5" (4.1 x 3.2)

Double glazed bay window, exposed floorboards, central heating radiator, 2 double door wardrobe units

Bedroom 2

11'5" x 10'5" (3.5 x 3.2)

Double glazed, central heating radiator

Bedroom 3

7'6" x 7'6" (2.3 x 2.3)

Double glazed, central heating radiator

Bathroom

8'6" x 7'2" (2.6 x 2.2)

Oval bath, vanity wash hand basin, w.c, walk in shower, mosaic flooring, contrasting sage tiled walls, 2 double glazed windows, heated towel radiator

Outside

Patio area at the back laid with Indian stone slabs, brick flower planters, lawn area, side pathway, rear garden enclosed with fencing, small front garden

AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-109 (A)		100 environmentally friendly - lower CO ₂ emissions (A)	
81-100 (B)		81-100 (B)	
62-80 (C)		62-80 (C)	
43-61 (D)		43-61 (D)	
22-42 (E)		22-42 (E)	
9-21 (F)		9-21 (F)	
1-8 (G)		1-8 (G)	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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