



79 Princes Drive, Colwyn Bay, Conwy LL29 8PW

Asking Price £215,000

Situated in the popular residential area of West End, Colwyn Bay this traditional style 4 BEDROOM SEMI DETACHED HOUSE has NO ONGOING CHAIN and vacant possession. The well planned family accommodation has plenty of off road parking as well as a SINGLE GARAGE. In need of cosmetic updating and redecoration the accommodation comprises HALLWAY, CLOAKROOM, LARGE THROUGH LOUNGE & DINING ROOM, KITCHEN BREAKFAST ROOM, 4 BEDROOMS, BATHROOM & SHOWER, DOUBLE GLAZING, GAS C.H. The house is just minutes from local shopping, Lidl and regular bus services. Opposite is a walkway over the A55 which gives access to the beach and promenade. EPC 57D Potential 84B Tenure Freehold Council Tax Band C. Ref CB7636



Large Entrance Hall

Central heating radiator, dado rail, coved ceilings

Cloakroom

Under the stairs with w.c, wash hand basin, central heating radiator, double glazed

Lounge

15'5" x 12'1" (4.7 x 3.7)

Double glazed bow window to front aspect, coved ceilings, central heating radiator, opening into the dining room

Dining Room

13'9" x 11'9" (4.2 x 3.6)

Double glazed french doors leading onto the rear gardens, coved ceilings, central heating radiator

Kitchen Breakfast Room

14'9" x 9'2" (4.5 x 2.8)

Range of white base cupboards and drawers with black work top surfaces, 2 double glazed windows and back door, stainless steel sink unit, wall cupboards, stainless steel cooker hood, 4 ring electric hob unit, built in oven, pluming for washing machine, gas central heating boiler installed some 3 years ago

First Floor

Stairway from the Hall to First Floor and Landing

Landing

Double glazed, central heating radiator, dado rail

Bedroom 1

15'5" x 11'9" (4.7 x 3.6)

Double glazed bay window, central heating radiator

Bedroom 2

13'2" x 11'9" (4.02 x 3.6)

Double glazed, central heating radiator

Bedroom 3

9'2" x 6'9" (2.8 x 2.08)

Double glazed, central heating radiator

Bedroom 4

9'6" x 9'2" (2.9 x 2.8)

Double glazed, central heating radiator

Bathroom

7'10" x 6'2" (2.4 x 1.9)

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

The Garage

Long driveway at the side of the house leading to the SINGLE GARAGE

The Gardens

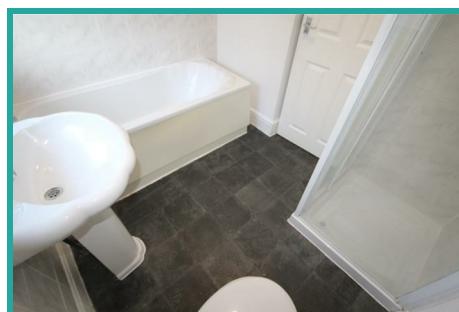
Concrete at the front of the house providing off road parking and turning space, ornamental flagged garden at the back of the house

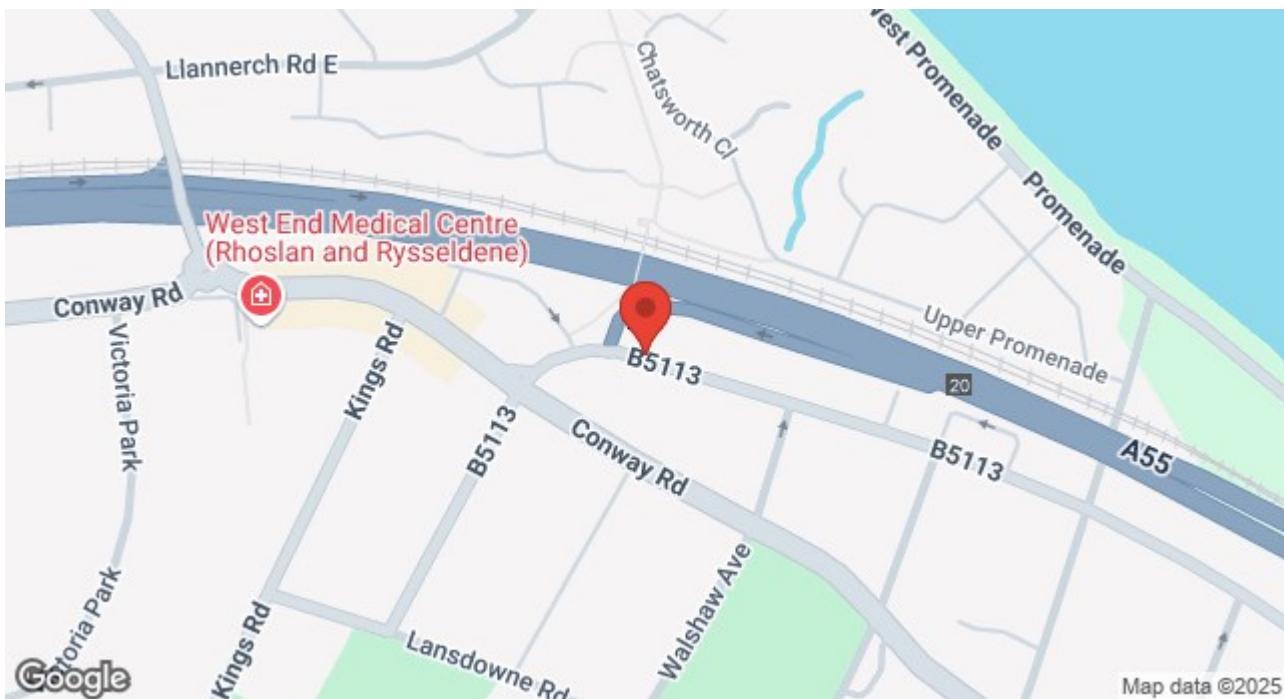
AGENTS NOTE

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

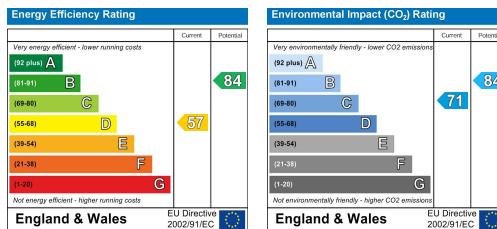
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





Map data ©2025



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** 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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon–Thurs, 9.00am – 5.30pm Fri–Sat, 10.00am – 4.00pm Sun



www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

The FSA does not regulate most buy to let mortgages.

YOUR HOME OR

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENTS
The FSA does not regulate most buy-to-let mortgages.

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
The FSA does not regulate most buy to let mortgages.
The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services Authority. FSA number 143002