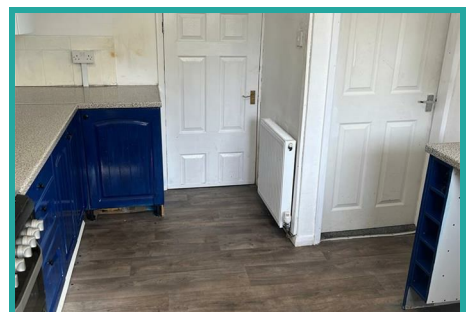
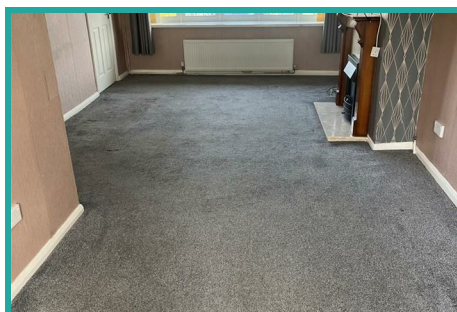
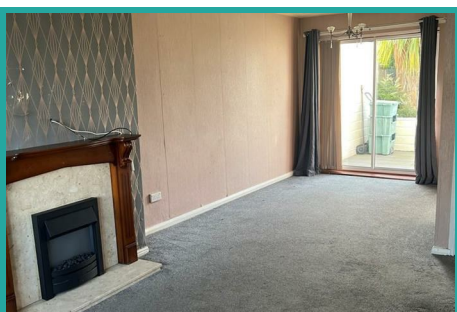




## **10 Troon Way, Colwyn Heights, North Wales LL29 6AP**

**Asking Price £219,950**

Located on the popular Colwyn Heights development near to Ysgol Pen-y-Bryn, Local Store and Restaurant Free House. A modern style 3 BEDROOM SEMI DETACHED HOUSE with NO ONGOING CHAIN requiring some cosmetic updating and re-decoration. The house has a long rear garden with SINGLE GARAGE and WORK ROOM. From the main HALLWAY is the CLOAKROOM, LARGE LOUNGE DINING ROOM, KITCHEN, UPSTAIRS BATHROOM & 3 BEDROOMS, GAS C.H and DOUBLE GLAZING. Energy Rating E52 Potential B89. Tenure Freehold, Council Tax Band D. Ref CB7091



### Entrance Hall

Central heating radiator

### Cloakroom

With w.c and wash hand basin, double glazed, central heating radiator

### Large Lounge Dining Room

23'7" x 11'1" and 8'2" (7.2 x 3.4 and 2.5)

Decorative dado rail, fireplace with marble back and hearth, gas fire, central heating radiator,, artexed ceilings, double glazed window to front aspect and patio doors

### Kitchen

11'9" x 9'6" (3.6 x 2.9)

Double glazed, stainless steel sink unit, plumbing for washing machine, wall and base cupboards, terrazzo style work top surfaces, central heating radiator, under stairs cupboard, Vaillant gas central heating boiler

### First Floor

Stairway from Hall to First Floor and Landing

### Bedroom 1

11'1" x 11'1" (3.4 x 3.4)

Double glazed, central heating radiator

### Bedroom 2

11'9" x 8'2" (3.6 x 2.5)

Double glazed, central heating radiator

### Bedroom 3

9'2" x 5'2" (2.8 x 1.6)

Double glazed, central heating radiator

### Bathroom

10'2" x 6'2" (3.1 x 1.9)

Panel bath, shower unit, pedestal wash hand basin, w.c, central heating radiator, double glazed window, airing cupboard, upvc walls

### The Garage

17'0" x 7'10" (5.2 x 2.4)

Driveway at the side of the house to the CONCRETE SECTIONAL GARAGE with up and over door, power & light laid on. Rear WORKROOM 2.4 x 1.8, 2 double glazed windows

### The Gardens

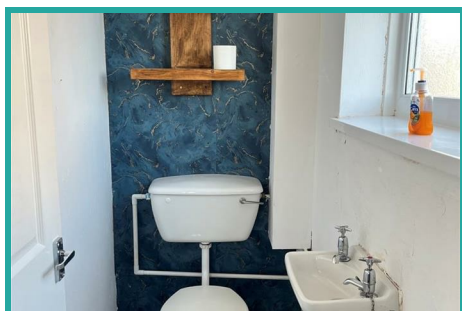
Low maintenance ornamental gardens to front and rear

### AGENTS NOTE

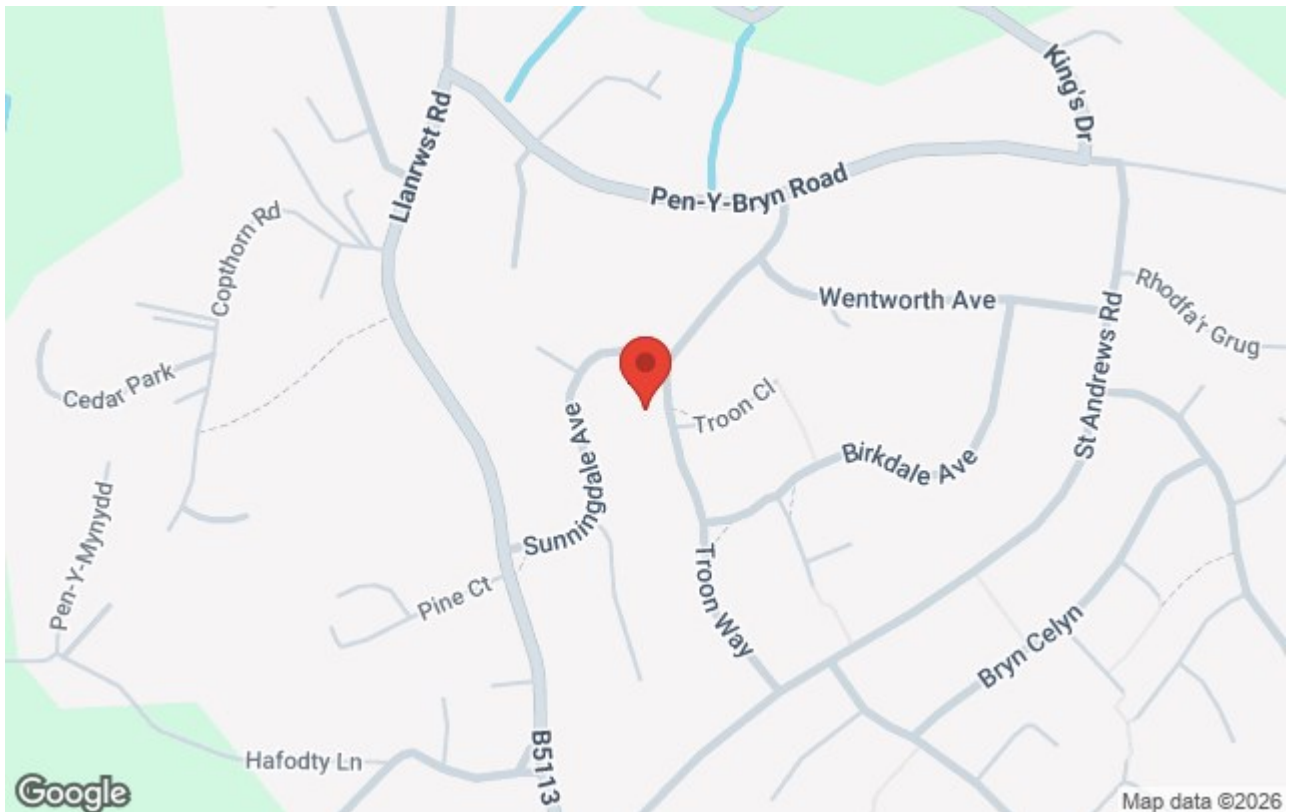
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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. 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.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all 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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | <b>89</b> |
|                                             | <b>52</b> |           |
| 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) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
|                                                                 |           | <b>89</b> |
|                                                                 | <b>44</b> |           |
| England & Wales                                                 |           |           |
| EU Directive 2002/91/EC                                         |           |           |

#### AGENTS NOTES;

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