



**STERLING**

ESTATE AGENTS & VALUERS

## Old Orchard , Dolwyd Colwyn Bay LL28 5HR



**£375,000**

## Old Orchard , Dolwyd, Colwyn Bay LL28 5HR

A spacious DETACHED 3 or 4 BEDROOM HOUSE set within large informal gardens in the pleasant hamlet of Dolwyd. The property enjoys lovely hill views and a peaceful rural setting while still being conveniently located. The house benefits from a GARAGE, PARING and WORKROOM, making it ideal for families or those needing extra storage space. It is situated on a bus route and offers easy access to the A55 North Wales Expressway, providing good transport links across North Wales. The nearby village of Mochdre offers local amenities, and Ysgol Mochdre Primary School is conveniently located close by. In brief the accommodation affords PORCH, HALL, LARGE LOUNGE with log burner, DINING ROOM or BEDROOM, SHOWER ROOM, WORK ROOM/UTILITY, LARGE KITCHEN BREAKFAST, FIRST FLOOR 3 BEDROOMS and BATHROOM. Surrounding the house are lovely stocked gardens and SUMMER HOUSE. Tenure Freehold, Energy Rating 48E Potential 68D. Council Tax Band D. Ref CB8021

### Entrance Porch

Inner door to Hall central heating radiator

### Large Lounge

21'11" x 13'5" (6.7 x 4.1)

Double glazed french doors and 2 double glazed windows, fitted multi burner and back boiler, coved ceilings, central heating radiator, arched alcove area

### Large Kitchen Breakfast

21'3" x 13'9" (6.5 x 4.2)

Stainless steel sink unit, range of cherry wood style base cupboards and drawers, gas hob unit and built in oven and grill, 2 double glazed windows, plumbing for washing machine, wall units, peninsular base cupboards and breakfast bar, grey design work top surfaces, double glazed french doors, central heating radiator

### inner Hall

Cloaks cupboard

### Dining Room or Bedroom 4

18'0" x 7'6" x 10'9" (5.5 x 2.3 x 3.3)

Central heating radiator, double glazed, corner log burner, archway to

### Work Room Utility

10'9" x 10'9" (3.3 x 3.3)

Stainless steel sink unit, double glazed window and door

### Shower Room

Double shower cubicle and unit, w.c, vanity wash hand basin, double glazed, upvc walls, heated towel radiator

### First Floor

Stairway to the First Floor and Landing, double glazed, central heating radiator, double door airing cupboard

### Landing

Double glazed, central heating radiator, double door cylinder airing cupboard

### Bedroom 1

13'2" x 11'5" (4.02 x 3.5)

Central heating radiator, 2 double glazed windows, 4 door mirror wardrobe unit

### Bedroom 2

13'5" x 12'1" (4.1 x 3.7)

Double glazed, central heating radiator

### Bedroom 3

10'2" x 8'10" (3.1 x 2.7)

Double glazed, central heating radiator

### Bathroom

8'2" x 7'10" (2.5 x 2.4)

Bath, square shower cubicle and unit, vanity wash hand basin, w.c, double glazed, half tiled walls, mirror tiled wall, central heating radiator

### The Garage

20'11" x 14'5" (6.4 x 4.4)

The garage can be accessed via the road at the rear of the property, brick built with pebble dashed elevation, up and over door. Underneath the garage is a useful outbuilding/store room 4.08 x 3.8 Belfast sink, stable door, double glazed

### The Gardens

To the front and side of the property there is a large wrap-around garden, lawned with hedged borders, raised terrace with summer house, gravelled patio seating area and steps on either side of the property leading up to the garage at the rear. Garden Store

### 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 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			68
(39-54) E		48	
(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			68
(39-54) E		55	
(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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