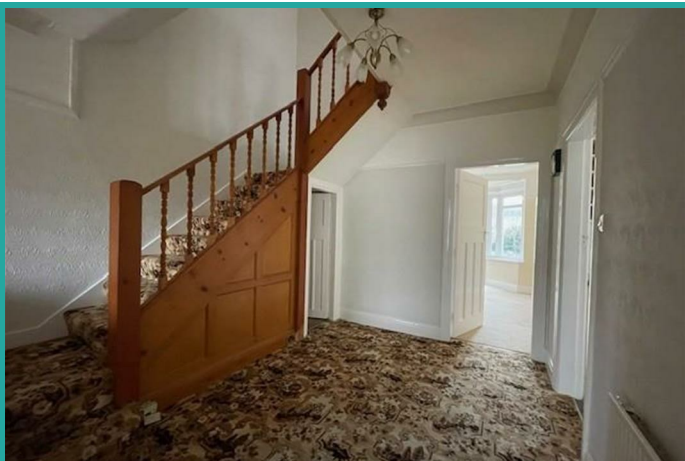


**14 West Road, Old Colwyn  
North Wales LL29 9DU**



**Asking Price £305,000**

## 14 West Road, Old Colwyn, North Wales LL29 9DU

A spacious SEMI-DETACHED HOUSE with 4 generously sized bedrooms. This property features a large rear garden with plenty of room for children playing or barbeques. Conveniently located within easy access to the village centre and local amenities and just a short distance away from the beach and promenade, making this an ideal family home. Briefly the accommodation comprises SPACIOUS HALL, LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, FAMILY BATHROOM & SHOWER. Outside there is a long driveway with ample parking and the former GARAGE is now a useful STORE/WORK ROOM. The property is equipped with gas central heating, double glazing and cavity wall insulation. Energy Rating 67D Potential 77C. Tenure Freehold. Council Tax Band D Ref: CB7717

### Front Porch

Leaded inner front door to

### Hallway

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

Central heating radiator, under stairs cupboard, tiled floor, dado rail

### Dining Room

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

Double glazed bay window, coved ceilings, central heating radiator

### Lounge

14'9" x 13'5" (4.5 x 4.1)

At the rear, double glazed french doors onto the gardens, decorative fireplace surround, marble inset and hearth, living flame fire, coved ceilings

### Kitchen Breakfast Room

23'7" x 8'10" and 6'2" (7.2 x 2.7 and 1.9)

Range of cream base cupboards and drawers, brown work top surfaces, 2 double glazed windows and back door, larder cupboard, plumbing for washing machine, 4 ring gas hob unit, built in electric oven, cooker extractor hood, stainless steel sink unit

### First Floor

Stairway off the Hall to First Floor

### Landing

Central heating radiator

### Bedroom 1

15'1" x 12'1" (4.6 x 3.7)

Double glazed, central heating radiator, coved ceilings

### Bedroom 2

14'1" x 11'1" (4.3 x 3.4)

Double glazed, central heating radiator, coved ceilings

### Bedroom 3

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

Double glazed, central heating radiator

### Bedroom 4

7'10" x 6'10" (2.4 x 2.1)

Double glazed, central heating radiator

### Bathroom

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

Panel bath, shower cubicle and unit, double glazed, grey tiled walls, pedestal wash hand basin, heated towel radiator, Separate w.c, half tiled walls, double glazed

### The Gardens

Long rear gardens laid to lawn and part artificial grass, flowering trees and shrubs, greenhouse, garden store

### Former Garage

Brick built with red tiled roof, personal door to garden

### 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.

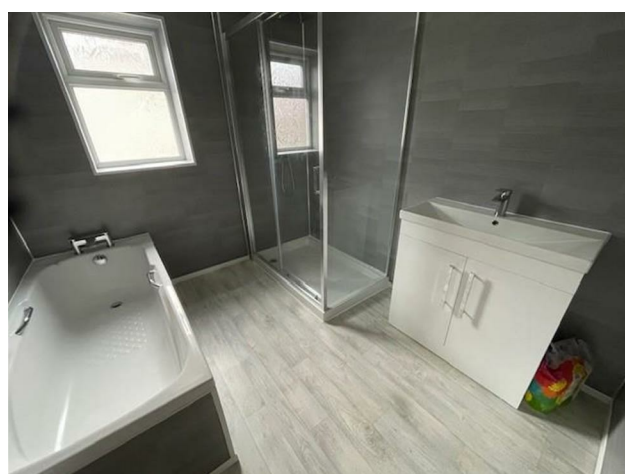
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.







All measurements are approximate and for display purposes only



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		67	77
		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		70	77
		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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