



STERLING

ESTATE AGENTS & VALUERS

**Castell Old Highway, Colwyn Bay
North Wales LL28 5YD**



Asking Price £525,000

Castell Old Highway, Colwyn Bay, North Wales LL28 5YD

Castell is approached via a long private drive off the Old Highway and leads to extensive parking and 2 LARGE CEDAR WOOD OUTBUILDINGS. A 3 or 4 BEDROOM BUNGALOW dating back to the late 1800's and built of brick with pebble dashed elevations beneath a tiled roof. Due to the internal design and layout it is possible Castell was two properties. Surrounding the bungalow are established gardens from where there are glorious views to Penrhyn Bay, the sea and distant hills and mountains. To the westerly side is the paddock which extends along the Old Highway to a wooded area, part of which is also included. There is a large ASBESTOS CORRUGATED NISSAN HUT in the paddock. It is understood that the Milk Marketing Board worked out of the outbuildings at Castell. Despite its quiet location in the upper part of the town the bungalow is within a short distance of Conwy and Llandudno. On the educational front there is a choice of both private and state schools nearby including Rydal Penrhos, Colwyn Bay & St Davids in Llandudno. Council Tax Band F. EPC 20G Potential 76C Ref CB7501

Entrance

Double glazed front door

Reception Hall

13'7 x 10'10 (4.14m x 3.30m)

Kitchen Breakfast Room

12'7 x 10'7 (3.84m x 3.23m)

Stainless steel sink unit, wall and base cupboard, glazed unit, fine views, solid fuel fire stove with hot water boiler and cylinder airing cupboard adjacent

Lounge

12'1 x 11'10 (3.68m x 3.61m)

Huge natural stone inglenook fireplace and concealed lighting, open coal fire, copper canopy, delft rack, double glazed patio doors to rear gardens

Second Lounge

13'5 x 13'4 (4.09m x 4.06m)

Double glazed, tiled open coal fireplace and hearth, glazed part room divider display unit

Bedroom 1

13'2 x 10'9 (4.01m x 3.28m)

Night storage heater, double glazed window

Bedroom 2

12'1 x 11'9 (3.68m x 3.58m)

Off rear inner hall, double glazed bay, night storage heater, vanity wash hand basin, 2 double door wardrobes and top cupboards

Bathroom

12'2 x 5'5 (3.71m x 1.65m)

Turquoise cast bath, pedestal wash hand basin, w.c, tiled walls, double glazed, shower cubicle and unit

Bedroom 3

10'11 x 7'1 (3.33m x 2.16m)

Study/Occasional Bedroom

9'11 x 7'1 (3.02m x 2.16m)

Double aspect room

The Garage

20'2 x 19'6 (6.15m x 5.94m)

Large double doors, personal door

The Grounds

Castell stands in its own large gardens and paddock extending to about an acre or thereabouts. The land follows the Old Highway to a wooded area. Just off the driveway are 2 Large Outbuildings 20' x 17'7 and 18'10 x 7'1 brick and timber built beneath a pitched roof there is also a Workroom 20' x 10 and an Asbestos Corrugated Nissan Hut in the field

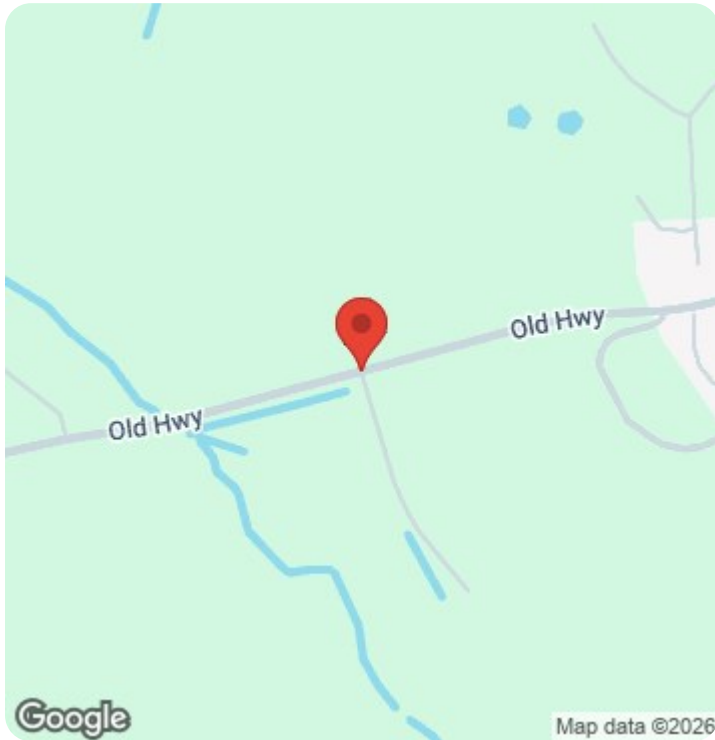
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

AGENTS NOTE





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		20	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

AGENTS NOTES;

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