



Plot 20 Yr Helyg, Colwyn Bay North Wales LL29 8RZ



Offers In The Region Of £379,995

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A new 4 BEDROOM - 3 BATHROOM DETACHED HOUSE BUILT BY Anwyl Construction, renowned for quality workmanship. With its blend of traditional styling and modern, open-plan living, the 'Cheltenham' is a welcoming place to come home to. The bright and airy accommodation is arranged across three storeys, with generous proportions and high ceilings to create the space in which to enjoy the best of family life. Ready to walk into the house is located at the end of a cul-de-sac in gardens backing onto open fields. From the front and in particular the upper rooms there are far reaching views over the neighbourhood and the sea. From the HALL is the CLOAKROOM. FRONT LOUNGE and an OPEN-PLAN KITCHEN DINER. On the First Floor Level are 3 LARGE BEDROOMS, ONE WITH EN SUITE FACILITIES and FAMILY BATHROOM. The TOP FLOOR comprises the MASTER BEDROOM with FITTED WARDROBES and LARGE EN SUITE. Gas centrally heated and double glazed. Outside parking for 2 cars. The Glyn Farm Development is well placed for access onto the main A55, shopping in both Old Colwyn village and Colwyn Bay town centre, also the mainline Railway Station. Energy Rating B85 Potential A94. HIGHLY RECOMMENDED. Ref CB7516

Entrance

Double glazed front door to

Hallway

Central heating radiator

Cloakroom

W.C, wash hand basin, central heating radiator, double glazed

Lounge

15'8" x 11'0" (4.79m x 3.36m)

Double glazed, central heating radiator

Superb Open Plan Living Room Fitted Kitchen

18'10" x 16'3" (5.75m x 4.97m)

A bright sunny room with double glazed french doors leading onto the rear gardens, range of white base cupboards and drawers with black wood grain style work top surfaces, tiled floor, 3 central heating radiator, 5 ring gas hob unit, built in double oven, stainless steel cooker hood and splash back, pan drawers, built in fridge freezer, Utility Cupboard with plumbing for washing machine, walk in under stairs cupboard

First Floor

Landing with large cylinder airing cupboard, central heating radiator, double glazed

Bedroom 2

11'1" x 10'4" (3.39m x 3.17m)

Double glazed window to front aspect overlooking the distant sea views, central heating radiator

En Suite Shower 2

Double shower cubicle and unit, w.c, pedestal wash hand, basin, central heating radiator, double glazed, shaver point

Bedroom 3

12'0" x 11'1" (3.66m x 3.39m)

Double glazed, central heating radiator

Bedroom 4

9'2" x 8'5" (2.81m x 2.57m)

Central heating radiator, double glazed

Family Bathroom

7'4" x 5'7" (2.26m x 1.71m)

Panel bath, pedestal wash hand basin, w.c, tiled walls in grey and white, shaver point, double glazed, heated towel radiator

Top Level

Landing with central heating radiator, double glazed

Master Bedroom 1

21'11 x 14' x 5' (6.68m x 4.27m x 1.52m)

Double glazed window to front aspect overlooking the lovely views to the sea, 2 roof void cupboards, 2 central heating radiators, built in 4 mirror door wardrobes

En Suite Shower Room

10' x 6'7" (3.05m x 2.01m)

Double shower cubicle and unit, central heating radiator, double glazed velux window, vanity wash hand basin, w.c, shaver point, tiled floor

Outside

The house stands in a private sunny rear garden with patio and gravel area, steps up to the top lawn, boundary fencing, driveway at the side of the house with parking space for two cars, front 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(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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