



STERLING

ESTATE AGENTS & VALUERS



50 St. Davids Road, Old Colwyn, Colwyn Bay LL29 9BL

Asking Price £149,500

Set just above road level with some sea views from the front, in particular from upstairs, a LINKED STYLE 3 BEDROOM HOUSE with useful BOX ROOM/ STUDY located on the outskirts of the village. Brick built beneath a tiled roof the accommodation provided affords SQUARE HALL, DOUBLE ASPECT LOUNGE, KITCHEN, ENCLOSED PASSAGEWAY AND STORES, SHOWER ROOM, SOUTH FACING REAR GARDEN, GAS C.H, DOUBLE GLAZED. There is a paved driveway backing onto Winston Road providing possible off road parking if an access is made.

Awaiting EPC C75 Potential B85 REF CB7300



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance

Double glazed front door to square hall, central heating radiator

Double Aspect Lounge

20'0" x 10'2" (6.1 x 3.1)

Stone fireplace and plinth, gas fire, 2 central heating radiators

Kitchen

10'9" x 8'10" (3.3 x 2.7)

Stainless steel sink unit, Worcester gas fired central heating boiler, base cupboards and drawers with terrazzo style work top surfaces, wall cupboards

Enclosed Side Passageway

7'2" x 5'10" (2.2 x 1.8)

Access to front and rear, useful Utility Room, Garden Store and W.C

First Floor

Stairway from the Hall to First Floor and Landing, built in linen cupboard

Bedroom 1

14'1" x 11'9" (4.3 x 3.6)

Double glazed window to rear aspect, central heating radiator

Bedroom 2

10'5" x 8'6" (3.2 x 2.6)

Double glazed window to front aspect, central heating radiator

Bedroom 3

11'1" x 10'2" (3.4 x 3.1)

Double glazed window to rear aspect, central heating radiator

Box Room/Study

8'8 x 5'1 (2.64m x 1.55m)

Fitted plinth over stairs, double glazed

Shower Room

8'9 x 5'7 (2.67m x 1.70m)

Walk in shower cubicle and unit, w.c, wash hand basin, double glazed, tiled walls, central heating radiator

Outside

Long south facing rear garden with lawn and gravel area. Driveway backing onto Winston Road (REQUIRES GATEWAY OPENING)

AGENTS NOTE

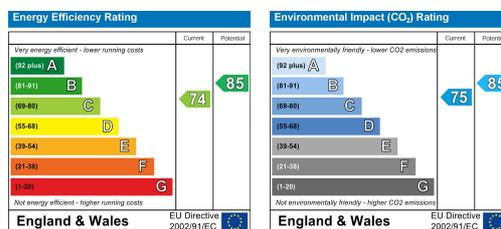
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail

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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.

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AGENTS NOTES;

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