

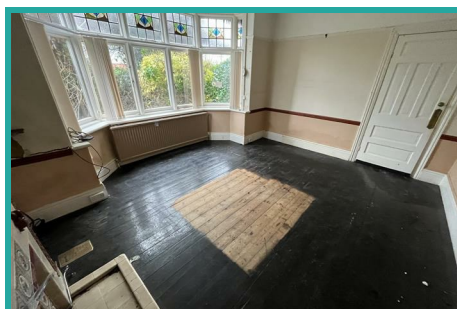
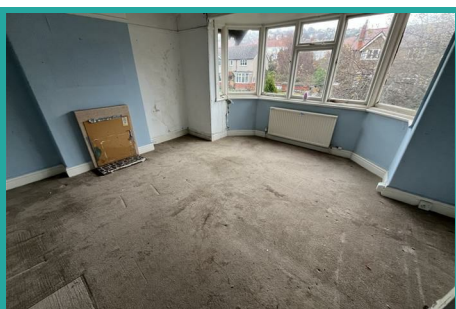


## 15 Endsleigh Road, Old Colwyn, Colwyn Bay LL29 9DT

**£225,000**

A traditional, 4 BEDROOM SEMI DETACHED HOUSE, brick built beneath a slate roof. The property is set in a corner plot in a popular residential area not far from the village and promenade. It is in need of modernisation and decoration but presents an excellent opportunity to create a beautiful family home.

Briefly, the accommodation comprises OPEN PORCH, HALL, LOUNGE, DINING LIVING ROOM, KITCHEN, UTILITY & PANTRY, FIRST FLOOR 4 BEDROOMS & BATHROOM. The property has gas central heating. Tenure Freehold. Council Tax Band E. Energy Rating 55D, potential 77C. Vacant Possession and NO ONGOING CHAIN. CB7894





## Open Porch

## Hallway

Tiled floor, central heating radiator, cloaks cupboard

## Lounge

14'9" x 13'9" (4.5 x 4.2)

Bay window with stained glass leaded top lights, tiled fireplace, central heating radiator, dado rail

## Dining Living Room

15'5" x 11'9" (4.7 x 3.6)

Square bay window, tiled fireplace, central heating radiator

## Kitchen

11'9" x 8'10" (3.6 x 2.7)

Stainless steel sink unit, cylinder airing cupboard, wall and base cupboards, plate rack

## Walk in Pantry

Shelving, tiled floor

## Laundry Room

7'9 x 7'7 (2.36m x 2.31m)

Plumbing for washing machine, tiled floor, gas central heating boiler.

## First Floor

Stairway from the Hall to First Floor and Landing

## Bedroom 1

15'1" x 14'1" (4.6 x 4.3)

Bay window, central heating radiator, tiled fireplace

## Bedroom 2

11'9" x 10'2" (3.6 x 3.1)

Central heating radiator

## Bedroom 3

11'1" x 10'0" (3.4 x 3.07)

Double door wardrobe cupboard, central heating radiator

## Bedroom 4

7'10" x 6'7" (2.4 x 2.03)

## Bathroom

8'10" x 4'11" (2.7 x 1.5)

Cast bath, wash hand basin, w.c, half tiled walls, central heating radiator

## Outside

Corner gardens to front and side with off road parking on driveway off West Road. Small enclosed rear garden and brick store

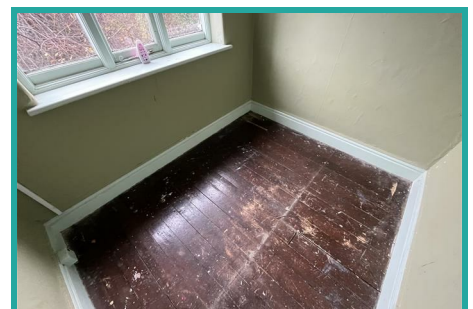
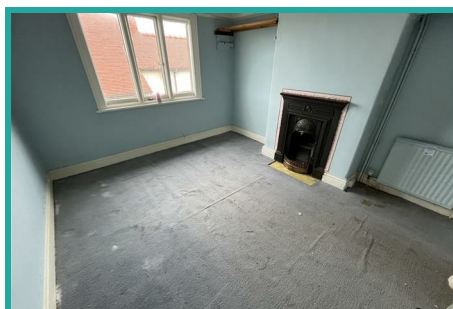
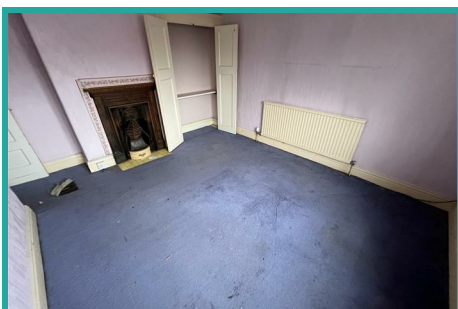
## AGENTS NOTE

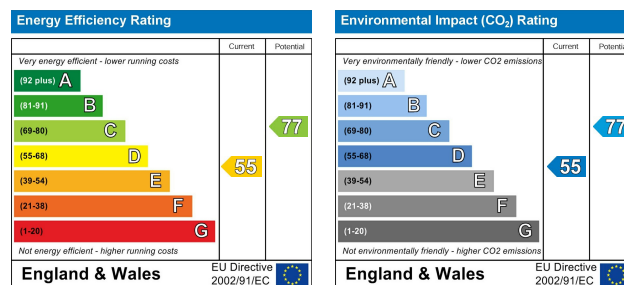
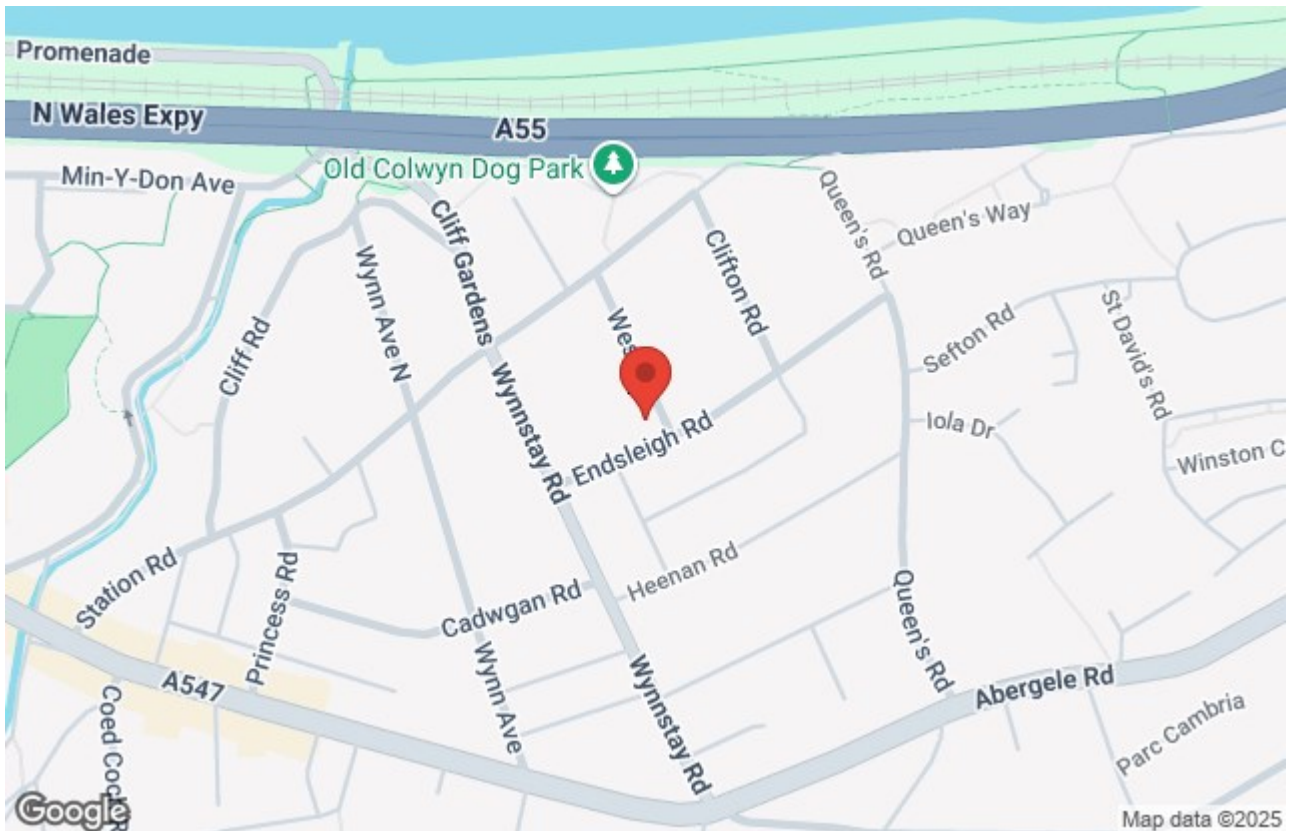
Viewing Arrangements By appointment with Sterling Estate

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 These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





#### AGENTS NOTES;

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