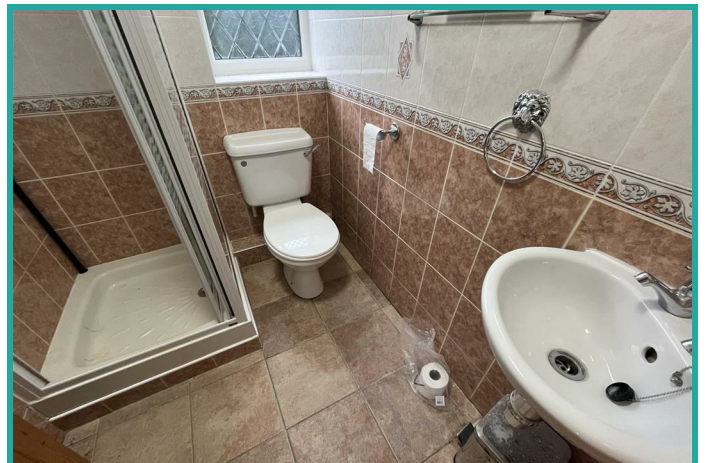


**The Briars Conwy Road, Dolwyd  
Colwyn Bay LL28 5HP**



**£264,950**



## The Briars Conwy Road, Dolwyd, Colwyn Bay LL28 5HP

In the picturesque hamlet of Dolwyd, between Mochdre village and Glan Conwy corner roundabout, a traditional style SEMI DETACHED HOUSE set back from the road with plenty of OFF ROAD PARKING and turning space. From the front elevation there are fine distant hill views and fields to the side and back of the house. With vacant possession and NO ONGOING CHAIN the accommodation comprises HALL, SHOWER ROOM, LOUNGE, LARGE FITTED KITCHEN DINING ROOM, UTILITY ROOM, 3 BEDROOMS, BATHROOM, DOUBLE GLAZING, C.H. Lawn rear garden. Tenure Freehold, Council Tax Band D. Energy Rating 57D Potential 85B. Ref CB7985

### Entrance

Double glazed front door to HALL, under stairs, central heating radiator

### Shower Room

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

### Front Lounge

14'9" x 11'9" (4.5 x 3.6)

Double glazed leaded square bay window, fireplace surround with marble inset and hearth, electric fire, central heating radiator

### Large Kitchen Dining

18'4" x 8'10" (5.6 x 2.7)

Tiled floor, double glazed french doors to rear gardens, central heating radiator, coved ceilings, stainless steel sink unit, range of pine style base cupboards and drawers, 4 ring electric hob unit, built in oven, cooker extractor hood, part tiled walls, plumbing for dishwasher

### Utility Room

9'10" x 5'10" (3.02 x 1.8)

Stainless steel sink unit, double glazed leaded window, plumbing for washing machine, gas central heating boiler, central heating radiator, double glazed door

### First Floor

Stairway off the Hall to First Floor and Landing, double glazed leaded window, built in store cupboard

### Bedroom 1

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

Double glazed leaded window, central heating radiator

### Bedroom 2

10'0" x 9'10" (3.05 x 3.01)

Double glazed leaded window, central heating radiator

### Bedroom 3

7'10" x 7'2" (2.4 x 2.2)

Double glazed leaded window, central heating radiator

### Bathroom

7'6" x 5'6" (2.3 x 1.7)

Panel bath, w.c, wash hand basin, upvc walls, central heating radiator

### Outside

The front provides plenty of off road parking and turning area through wide double galvanised gates, At the back of the house is a patio area, grass lawn and an open covered porchway

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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                             |  | 57      | 85        |
| 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                                                 |  | 66      | 85        |
| EU Directive 2002/91/EC                                         |  |         |           |

#### AGENTS NOTES;

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