

3 Brooklands, Old Colwyn Colwyn Bay LL29 8EN



£245,000

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Situated on the outskirts of the village, this home enjoys a pleasant position that offers easy access to the beautiful open countryside, making it a perfect retreat for nature lovers. The property provides parking for two vehicles and GARAGE adding to the convenience of modern living. This modern style SEMI DETACHED HOUSE offers a delightful blend of comfort and convenience with CLOAKROOM, 3 BEDROOMS and BATHROOM. The layout includes a LOUNGE DINING ROOM, FITTED KITCHEN BREAKFAST ROOM and SUN LOUNGE providing ample room for relaxation and entertaining guests. Old Colwyn village and access onto the A55 is about a mile away. NO ONGOING CHAN. Tenure Freehold, Council Tax Band E. Energy Rating 69C Potential 79C. Ref CB7898

Porch

Front Porch, glazed inner door to

Hall

Central heating radiator, coved ceilings, under stairs cupboard

Cloakroom

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

Lounge Dining

24'3" x 12'9" (7.4 x 3.9)

Mahogany style fireplace surround with marble back, Baxi gas fire, 2 double glazed windows, 2 central heating radiators, coved ceilings

Kitchen Breakfast Room

15'5" x 10'5" (4.7 x 3.2)

Stainless steel sink unit, double glazed, central heating radiator, plumbing for washing machine, wall and base cupboard, peninsular units

Sun Lounge

9'10" x 7'10" (3 x 2.4)

Double glazed, central heating radiator, access to rear garden

First Floor

Stairway off the Hall to First Floor and Landing

Bathroom

8'10" x 5'2" (2.7 x 1.6)

Built in cylinder airing cupboard, coved ceilings, access to loft space

Bedroom 1

13'5" x 10'2" (4.1 x 3.1)

Double glazed, central heating radiator, 2 x 4 tier chest drawers, 2 bedside units, fitted 4 door wardrobe

Bedroom 2

10'2" x 10'2" (3.1 x 3.1)

Central heating radiator, double glazed, fitted 3 door wardrobe, top cupboards, 2 bedside display units

Bedroom 3

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

Double glazed, central heating radiator, built in cupboard

The Garage

Concrete driveway leading to the Single Garage, up and over door, power and light laid on, meters and water point

The Gardens

Lovely sunny rear garden with a lawn, pathways flower borers ad plants, distant hill views, pond, fenced boundaries

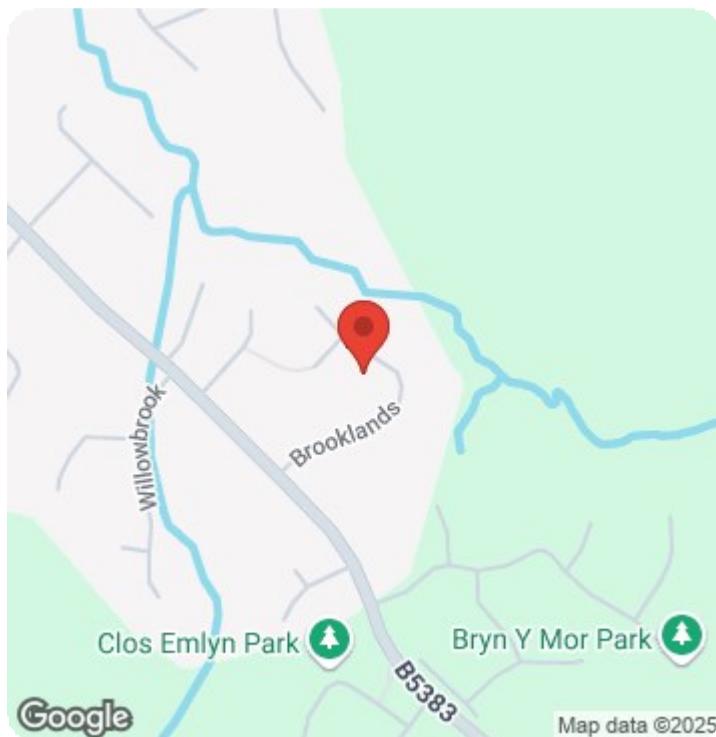
AGENTS NOTE

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		
(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		
(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	

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