

**25 Ddol Ddu, Old Colwyn
Colwyn Bay LL29 8YH**



£185,000

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A surprisingly spacious END ROW 3 BEDROOM TOWN STYLE HOUSE located in the corner of a quiet cul-de-sac off Llanelian Road. In well presented order throughout the house is ideal for the young family and affords ENTRANCE HALL, CLOAKROOM, LOUNGE DINING ROOM, FITTED KITCHEN, LARGE BATHROOM, GAS C.H, DOUBLE GLAZING, ENCLOSED SUNNY REAR GARDEN, ENERGY RATING 71C Potential 83B. Council Tax Band C. The house is just under a mile from Old Colwyn village amenities, Primary Schools and access onto the A55 expressway. Old Colwyn Golf Course is nearby. Tenure Freehold. Ref CB8001

Entrance

Double glazed front door to Hall, luxury vinyl tile flooring, central heating radiator, Worcester gas central heating boiler in cupboard housing unit, useful shoe plinth, meter cupboard, louvre door under stairs cupboard

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Cloakroom

W.C, wash hand basin, plastic panelled walls in a tile effect, double glazed

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.

Large Lounge Dining Room

20'8" x 11'9" and 8'6" (6.3 x 3.6 and 2.6)

Coved ceilings, 2 central heating radiators, double glazed window to front aspect, double glazed sliding patio doors onto the rear gardens

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.

Fitted Kitchen

13'4" x 7'6" (4.08 x 2.3)

Range of base cupboards and drawers with speckled design work top surfaces, stainless steel sink unit, double glazed window and back door, , plumbing for washing machine and dishwasher, concealed lighting

First Floor

Stairway from the Hall to First Floor and Landing, loft ladder

Bedroom 1

11'9" x 11'1" (3.6 x 3.4)

Double glazed, central heating radiator

Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, fitted wardrobe units and cupboards, mirror doors, 4 drawers, 4 tier open shelving

Bedroom 3

10'2" x 6'7" (3.1 x 2.01)

Double glazed, central heating radiator

Bathroom & Shower

10'2" x 7'6" (3.1 x 2.3)

Panel bath, shower mixer taps, pedestal wash hand basin, w.c, double glazed windows, linen cupboard, shaver point, tiled walls in cream and coral pink

Outside

Large lawned garden at the back of the house enclosed by fencing panels enjoying the sun for most of the day, paved patio area, Garden Shed

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site





Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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		

83 → 73

AGENTS NOTES;

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