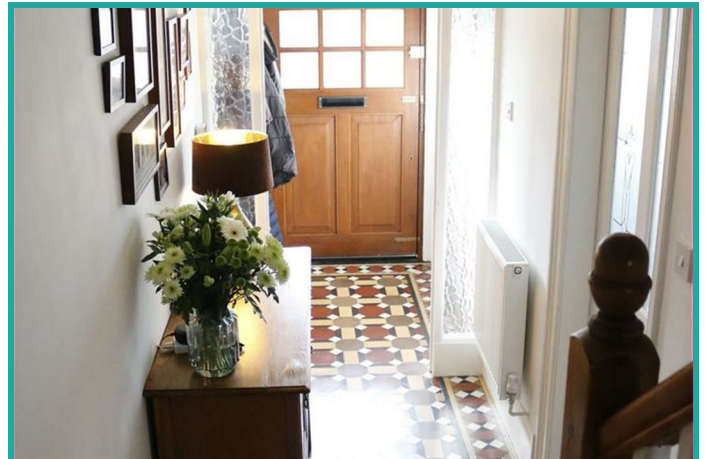
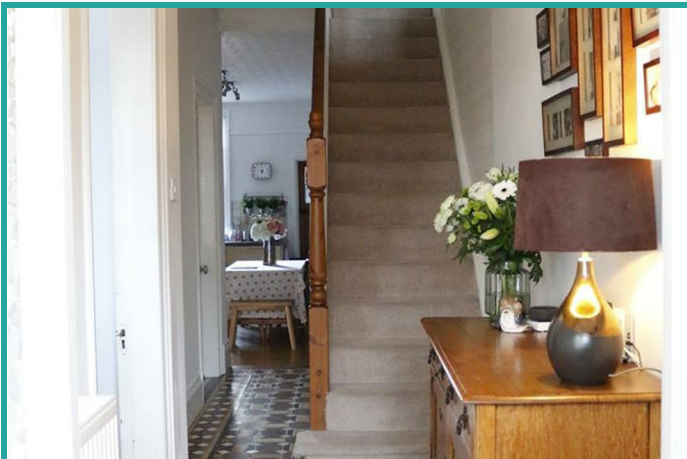




STERLING

ESTATE AGENTS & VALUERS

**4 Canning Road, Colwyn Bay
North Wales LL29 8EB**



Asking Price £210,000

4 Canning Road, Colwyn Bay, North Wales LL29 8EB

Only an internal inspection will reveal this lovely MIDDLE ROW period style house updated and appointed to a high standard by the present owners. With 4 BEDROOMS, BATHROOM and DRESSING ROOM upstairs the ground floor has an ENTRANCE HALL with original decorative tiled flooring, LARGE THROUGH 26' LOUNGE & DINING ROOM, FITTED KITCHEN BREAKFAST ROOM and UTILITY ROOM. Ideal for family occupation in such a convenient location the house is well placed for the Railway Station, Shopping Precinct and schools for all ages. Double Glazed and Gas Centrally Heated. Energy Rating E46 Potential C76. Ref CB7185

Entrance Vestibule

Front door, decorative tiled floor

Hallway

Coved ceilings, decorative tiled floor, coved ceilings, under stairs cupboard

Lovely Through Lounge and Dining Room

26'9 x 12'7 (8.15m x 3.84m)

Double glazed bay window to front aspect, coved ceilings, central heating radiator, white fireplace surround with cast inset and living flame gas fire, opening to Dining Room, laminate flooring, central heating radiator, double glazed window, coved ceilings

Kitchen Breakfast Room

15'4 x 11'9 (4.67m x 3.58m)

Range of light oak style base cupboards and drawers, black work top surfaces, built in double oven, 5 ring gas hob unit, stainless steel splash back. double glazed window, stainless steel sink unit, wall units, brick fireplace opening, tall cupboard, built in dishwasher

Utility Room

8'2 x 6'9 (2.49m x 2.06m)

Plumbing for washing machine, gas central heating boiler, laminate floor

Lean To Utility Store

Separate w.c

First Floor

Stairway from the Hall to First Floor and Landing central heating radiator

Bedroom 1

15'9 x 12'1 (4.80m x 3.68m)

Double glazed bay window, central heating radiator

Bedroom 2

12'3 x 10'5 (3.73m x 3.18m)

Double glazed, central heating radiator

Bedroom 3

12'3 x 7'6 (3.73m x 2.29m)

Double glazed, central heating radiator, double door cupboard, 2 steps down to

Dressing/Play Room

8'3 x 6'7 (2.51m x 2.01m)

Bedroom 4

9'6 x 5'6 (2.90m x 1.68m)

Double glazed, central heating radiator

Bathroom

Panel bath, shower unit and screen, heated towel radiator, double glazed, pedestal wash hand basin, w.c, tiled walls

Outside

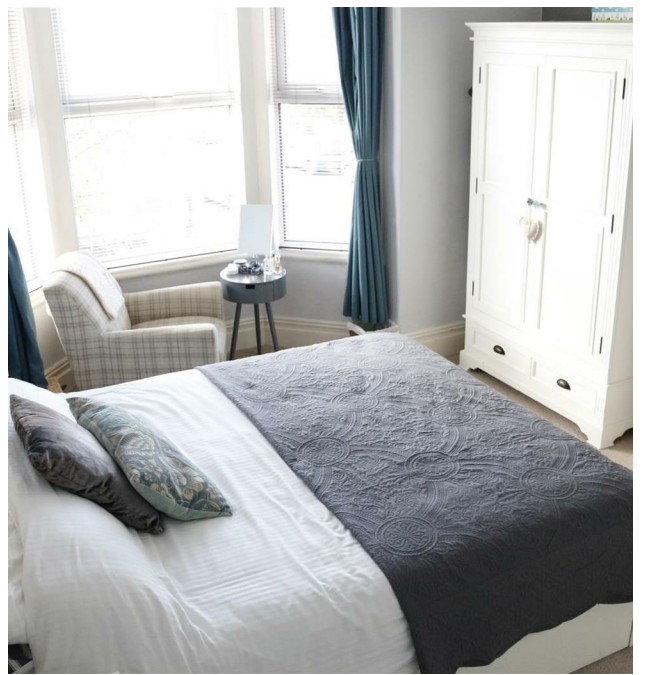
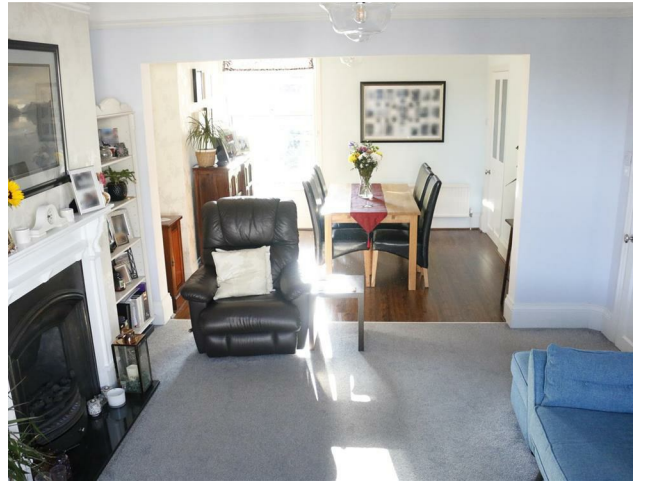
Small walled rear patio area

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		46	76
		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		48	76
		EU Directive 2002/91/EC	

AGENTS NOTES;

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The FSA does not regulate most buy to let mortgages.

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