STERLING
ESTATE AGENTS & VALUERS

# 8 Ellis Avenue, Old Colwyn
# Colwyn Bay LL29 9LB

## £169,950

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## 8 Ellis Avenue, Old Colwyn, Colwyn Bay LL29 9LB

A MIDDLE ROW 3 BEDROOM TOWN STYLE HOUSE located on the outskirts of the village in a cul-de-sac off Highland Road. Brick built with pebble dashed elevations beneath a tiled roof the property has no ongoing chain and vacant possession on completion. Offering deceptively spacious accommodation, extended and altered internally the property features ENTRANCE PORCH, LOUNGE, DINNG ROOM, FITTED KITCHEN, CONSERVATORY, UTILITY ROOM, WORKROOM, BATHROOM, GAS C.H, DOUBLE GLAZING. Ysgol Penmaenrhos is not far away as is Old Colwyn Village. Tenure Freehold, Council Tax Band C, EPC 69C Potential 105A. Ref CB7989

### Large Entrance Porch
Central heating radiator, tiled floor, Hall under stars cupboard

### Lounge
12'5" x 11'1" (3.8 x 3.4)
Brick and terrazzo style fireplace with slate hearth, side plinths, living flame gas fire, cove ceilings, double glazed window, central heating radiator

### Dining Room
11'5" x 9'2" (3.5 x 2.8)
Central heating radiator, double glazed patio doors, coved ceilings

### Kitchen
9'6" x 8'10" (2.9 x 2.7)
Single drainer sink unit, 4 ring gas hob unit, white base cupboards and drawers, blue/grey design work top surfaces, double glazed window and back door, wall units, Beko double oven, under stairs pantry, freezer area

### Conservatory
12'1" x 9'10" (3.7 x 3)
Brick lower walls, windows double glazed, central heating radiator, tiled floor

### Under Stairs W.C

### Utility Room
8'2" x 5'6" (2.5 x 1.7)
Double glazed, tiled floor, plumbing for washing machine, wash hand basin

### Work Room
18'8" x 7'6" (5.7 x 2.3)
Power & Light, double glazed windows, double glazed french doors

### First Floor
Landing, central heating radiator, access to loft

### Bedroom 1
11'5" x 9'6" (3.5 x 2.9)
Double glazed, central heating radiator, double door wardrobe and store

### Bedroom 2
9'10" x 9'6" (3 x 2.9)
Double glazed window and distant sea views, central heating radiator, double door wardrobe cupboard, Glow Worm gas central heating boiler

### Bedroom 3
9'6" x 8'10" (2.9 x 2.7)
Double door over stairs cupboard, double glazed, central heating radiator

### Bathroom
6'2 x 5'9 (1.88m x 1.75m)
Panel bath, pedestal wash hand basin, w.c, double glazed, tiled walls, central heating radiator, shower unit and screen

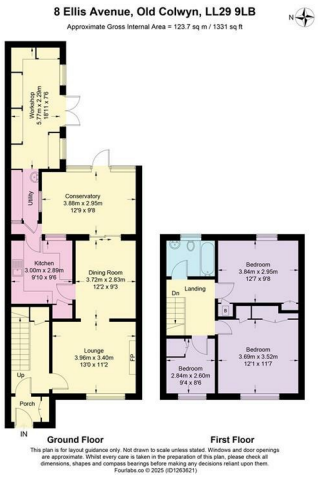
### Parking
In the front of the house is a CAR BAY for one car, Small patio rear garden

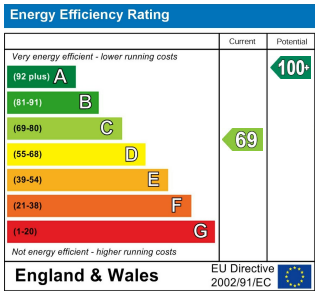
### AGENTS NOTE
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

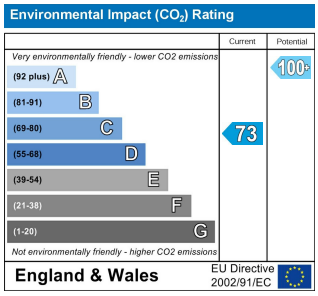
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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



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