



13 Ael Y Bryn Road  
Colwyn Bay, North Wales LL29 7HD

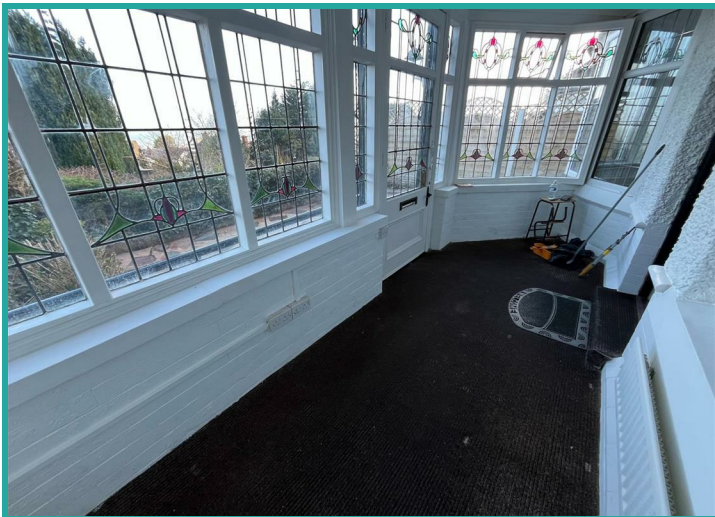
Offers In The Region Of £349,950



**STERLING**

ESTATE AGENTS & VALUERS

A large character SEMI DETACHED HOUSE arranged as 2 SELF CONTAINED FLATS, but offered for sale as a whole with excellent potential to convert into one spacious family residence subject to planning. The house is set well back from the road, in large gardens and 2 driveways providing privacy and a peaceful setting. The property enjoys glorious distant sea views and benefits from a private rear garden with a wooded backdrop, creating a pleasant and secluded outdoor space. The Ground Floor comprises ENTRANCE CONSERVATORY, RECEPTION HALL, 2 BEDROOMS, KITCHEN, UTILITY ROOM and BATHROOM. The First Floor is approached by an external concrete staircase and comprises, HALLWAY, LOUNGE & BALCONY, 2 BEDROOMS, FITTED KITCHEN and access onto REAR BALCONY, BATHROOM. Double glazing and gas centrally heated. Located on a quiet, well-established residential road of similar character homes, the property is still within easy reach of the town centre, local schools, and everyday amenities. Tenure Freehold, Energy Rating 64D potential 75C, Energy Rating First Floor 66D Potential 75C. Council Tax Band Ground Floor is C and First Floor 13a Band C. Ref CB8007



## Ground Floor Flat

**Entrance Conservatory** 15'9" x 8'6" (4.80m x 2.59m)  
Stained glass leaded windows, central heating radiator, inner door to

**Reception Hall Lounge** 15'5" x 13'9" (4.7 x 4.2)  
Inglenook with oak fireplace and lighting, 2 side leaded windows, gas fire, delft rack, beamed ceilings, central heating radiator

**Bedroom 1** 15'5" x 14'1" (4.7 x 4.3)  
Double glazed bow window, central heating radiator, 2 double door wardrobe units, chest drawers, 3 single robes and 8 top cupboards

**Bedroom 2 or Dining Room** 15'5" x 11'1" (4.7 x 3.4)  
Double glazed patio doors to rear gardens, slate fireplace and hearth, fitted shelving, central heating radiator

**Kitchen** 14'1" x 11'1" (4.3 x 3.4)  
Range of oak style base cupboards and drawers, work top surfaces, single drainer sink unit in double glazed bay, leaded wall cupboards, beamed ceilings, 4 ring electric hob unit, built in oven, cooker extractor hood, rear storage

**Utility Room** 7'10" x 7'10" (2.4 x 2.4)  
Stainless steel sink unit, wall cupboards, double glazed, Worcester gas central heating boiler

**First Floor Flat 13A**  
External concrete staircase to First Floor and Landing central heating radiator, fitted bookshelf units, loft ladder

**Lounge** 14'5" x 11'9" (4.4 x 3.6)  
Central heating radiator, corner tv alcove, double glazed patio doors onto the front balcony and wrought iron balustrading, fine distant views over the town to the sea

**Fitted Kitchen** 12'5" x 10'2" (3.8 x 3.1)  
Range of beech style base cupboards and drawers with

terrazzo style work top surfaces, single drainer sink unit, plumbing for washing machine, tiled floor, french door to rear balcony and lovely garden aspect, electric hob unit and built in oven, cooker hood, dresser style units and glazed doors, wine unit, larder cupboard

**Bedroom 1** 15'8" x 12'9" (4.8 x 3.9)  
Double glazed leaded bow window to front aspect and distant sea views, 2 double door wardrobe units and top cupboards, central heating radiator, 2 double units and shelving and top stores

**Bedroom 2** 15'1" x 8'6" (4.6 x 2.6)  
Laminate flooring, double glazed window and garden aspect, central heating radiator, wash hand basin, fitted 5 door wardrobe unit

**Bathroom** 9'6" x 7'6" (2.9 x 2.3)  
Panel bath, shower taps, airing cupboard, Worcester gas fired central heating boiler, pedestal wash hand basin, w.c, tiled walls, double shower cubicle and unit, heated towel radiator

**Outside**  
Large mature gardens to front and rear with lawns, flower borders and shrubs, Magnolia tree, 2 driveways off Ael-y-Bryn Road

**AGENTS NOTE**  
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
101-155 (A)			101-155 (A)		
156-200 (B)			156-200 (B)		
201-250 (C)			201-250 (C)		
251-300 (D)			251-300 (D)		
301-350 (E)			301-350 (E)		
351-400 (F)			351-400 (F)		
401-450 (G)			401-450 (G)		
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES;**  
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