

**Woodlands 1 Queens Avenue, Colwyn Bay
Conwy LL29 7BE**



Offers In The Region Of £325,000

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A most appealing SEMI DETACHED HOUSE in a private setting in one of the sought after roads not far from Rydal School. The property is approached by a long driveway with plenty of off road parking leading to the GARAGE and is set well back from the road. The accommodation provided has been improved and updated by the present owners resulting in a lovely family home yet still retaining the features. From the HALLWAY is the CLOAKROOM, LARGE LOUNGE & DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UPSTAIRS 3 BEDROOMS and MODERN BATHROOM. Outside there are private sunny gardens, a useful store behind the garage and high double gates to the drive ensuring seclusion. The property is in a unique position being only a short walk to the town centre and Railway Station. Energy Rating 56D Potential 86B Ref CB7525

Entrance Hall

Laminate flooring, central heating radiator and cabinet

Cloakroom

W.C, wash hand basin, double glazed, half panelled walls

Large Lounge and Dining

18'0" x 13'9" (5.5 x 4.2)

Double glazed window to garden aspect, laminate flooring in a wood grain design, vertical central heating radiator, wood burner

Fitted Kitchen Breakfast Room

14'9" x 12'5" (4.5 x 3.8)

Range of walnut wood grain design base cupboards and drawers with cream work top surfaces, double glazed back door and window, island unit and breakfast bar, central heating radiator, inset ceiling lighting, built in oven and microwave, larder unit, stainless steel sink unit, wall cupboards, built in cupboard housing the gas central heating boiler, dishwasher

First Floor

Stairway from the Hall to First Floor and Landing, airing cupboard, double glazed window

Bedroom 1

16'8" x 11'1" (5.1 x 3.4)

Double glazed side window and bay window, central heating radiator and cabinet

Bedroom 2

14'5" x 13'3" (4.4 x 4.06)

Double glazed window, central heating radiator and cabinet

Bedroom 3

8'2" x 7'2" (2.5 x 2.2)

Double glazed, central heating radiator, double door wardrobe

Bathroom

7'2" x 6'8" (2.2 x 2.05)

Panel bath, wash hand basin, w.c, half tiled walls, double glazed window, shower unit

The Garage

16'0" x 8'2" (4.9 x 2.5)

Presently being used as a studio room and approached by a long driveway with lighting either side through high double gates, plenty of parking on the drive.

The Gardens

Private and sunny garden with lawn, decking area, flowering cherry blossom tree, useful wood/bike store behind the garage

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

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Energy Efficiency Rating	
	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	
	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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