



9 Victoria Road  
Old Colwyn, North Wales LL29 9SN

£259,950



**STERLING**

ESTATE AGENTS & VALUERS

One of the nicest and tastefully decorated homes in the village which much be viewed to be fully appreciated. As well as the immaculate interior, the accommodation provided is much larger inside than what first appears externally. Originally comprising of 2 DOUBLE and a SINGLE BEDROOM, the present owners have converted the third bedroom into an EN SUITE FULLY FITTED DRESSING ROOM. Off the landing a turned staircase gives access to the LARGE 17' LOFT HOBBIES/OCCASIONAL BEDROOM. There is also a MODERN BATHROOM & SHOWER. On the GROUND FLOOR is the LONG HALLWAY, SPACIOUS LOUNGE and L SHAPED DINING ROOM & FITTED KITCHEN with appliances. Outside is a sunny garden, the house is gas centrally heated and windows double glazed. Located on the level the house is just a short distance from the village shops, bus services, Primary Schools, Min-y-Don Park and Promenade. Council Tax Band D. Tenure Freehold. Awaiting EPC Ref CB7996



**Long Entrance Hall** 18'4" x 6'9" (5.6 x 2.08)

Coved ceilings, meter cupboard, double glazed front door, central heating radiator

**Lounge** 17'0" x 11'5" (5.2 x 3.5)

Double glazed bay window, coved ceilings, log effect electric fire, marble fireplace and hearth, central heating radiator

**Dining Room** 11'9" x 11'9" (3.6 x 3.6)

Marble fireplace surround and living flame gas fire, double glazed french doors to rear garden, central heating radiator, opening into the kitchen

**Modern Fitted Kitchen** 7'10" x 7'6" (2.4 x 2.3)

Fitted with a range of 'Cashmere' gloss style base cupboards and drawers with wood grain effect work top surfaces, double glazed, built in Stoves 4 ring gas hob unit, Stoves double oven, splash back, pan drawers, wine unit, built in dishwasher, double glazed back door, cooker hood

**First Floor**

Stairway from Hall to First Floor and Landing

**Bedroom 1** 14'1" x 11'1" (4.3 x 3.4)

Central heating radiator, 2 double glazed windows, double doors to

**En Suite Dressing Room** 8'2" x 7'6" (2.5 x 2.3)

Originally Bedroom 3 but now fully fitted with wardrobes, storage compartments, drawer units, double glazed, central heating radiator

**Bedroom 2** 12'1" x 11'9" (3.7 x 3.6)

Double glazed, central heating radiator

**Lovely Modern Bathroom** 7'10" x 6'8" (2.4 x 2.05)

Oval bath, quadrant shower cubicle and unit, heated towel radiator, double glazed, tiled walls, wash hand basin, w.c, under floor heating

**Loft Hobbies Room** 17'4" x 8'6" (5.3 x 2.6)

Or Playroom/Occasional Bedroom, access via a turned staircase off the landing, 4 roof void cupboards, double glazed velux window

**Outside**

Ornamental garden to the front of the house. At the back of the house there is a timber decking area, boundary walls, resin path.

**Work Room/Utility** 15'5" x 7'6" (4.7 x 2.3)

Brick built, double glazed door and window, plumbing for washing machine, ideal for fridge, freezer

**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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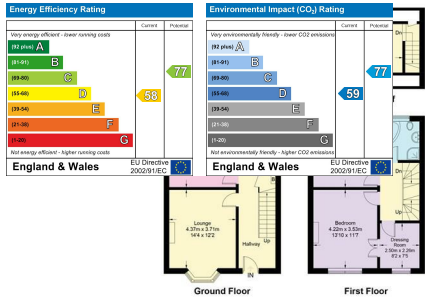
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Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft  
Outbuilding = 11.8 sq m / 127 sq ft  
Total = 124.9 sq m / 1344 sq ft  
(Excluding Void)



#### AGENTS NOTES;

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