



**STERLING**

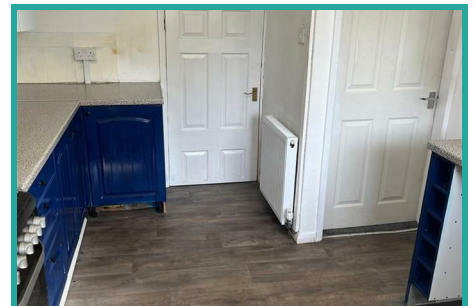
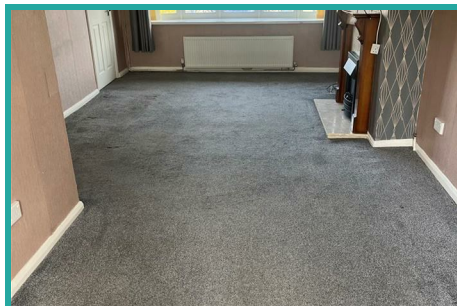
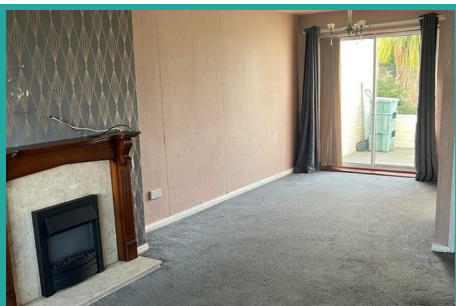
ESTATE AGENTS & VALUERS



**10 Troon Way, Colwyn Heights, North Wales LL29 6AP**

**Asking Price £214,950**

Located on the popular Colwyn Heights development near to Ysgol Pen-y-Bryn, Local Store and Restaurant Free House. A modern style 3 BEDROOM SEMI DETACHED HOUSE with NO ONGOING CHAIN requiring some cosmetic updating and re-decoration. The house has a long rear garden with SINGLE GARAGE and WORK ROOM. From the main HALLWAY is the CLOAKROOM, LARGE LOUNGE DINING ROOM, KITCHEN, UPSTAIRS BATHROOM & 3 BEDROOMS, GAS C.H and DOUBLE GLAZING. Energy Rating E52 Potential B89. Tenure Freehold, Council Tax Band D. Ref CB7091



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

### **Entrance Hall**

Central heating radiator

### **Cloakroom**

With w.c and wash hand basin, double glazed, central heating radiator

### **Large Lounge Dining Room**

23'7" x 11'1" and 8'2" (7.2 x 3.4 and 2.5)

Decorative dado rail, fireplace with marble back and hearth, gas fire, central heating radiator,, artexed ceilings, double glazed window to front aspect and patio doors

### **Kitchen**

11'9" x 9'6" (3.6 x 2.9)

Double glazed, stainless steel sink unit, plumbing for washing machine, wall and base cupboards, terrazzo style work top surfaces, central heating radiator, under stairs cupboard, Vaillant gas central heating boiler

### **First Floor**

Stairway from Hall to First Floor and Landing

### **Bedroom 1**

11'1" x 11'1" (3.4 x 3.4)

Double glazed, central heating radiator

### **Bedroom 2**

11'9" x 8'2" (3.6 x 2.5)

Double glazed, central heating radiator

### **Bedroom 3**

9'2" x 5'2" (2.8 x 1.6)

Double glazed, central heating radiator

### **Bathroom**

10'2" x 6'2" (3.1 x 1.9)

Panel bath, shower unit, pedestal wash hand basin, w.c, central heating radiator, double glazed window, airing cupboard, upvc walls

### **The Garage**

17'0" x 7'10" (5.2 x 2.4)

Driveway at the side of the house to the CONCRETE SECTIONAL GARAGE with up and over door, power & light laid on. Rear WORKROOM 2.4 x 1.8, 2 double glazed windows

### **The Gardens**

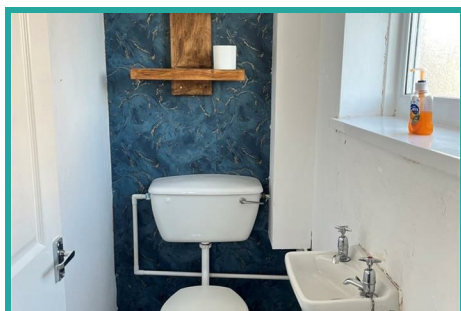
Low maintenance ornamental gardens to front and rear

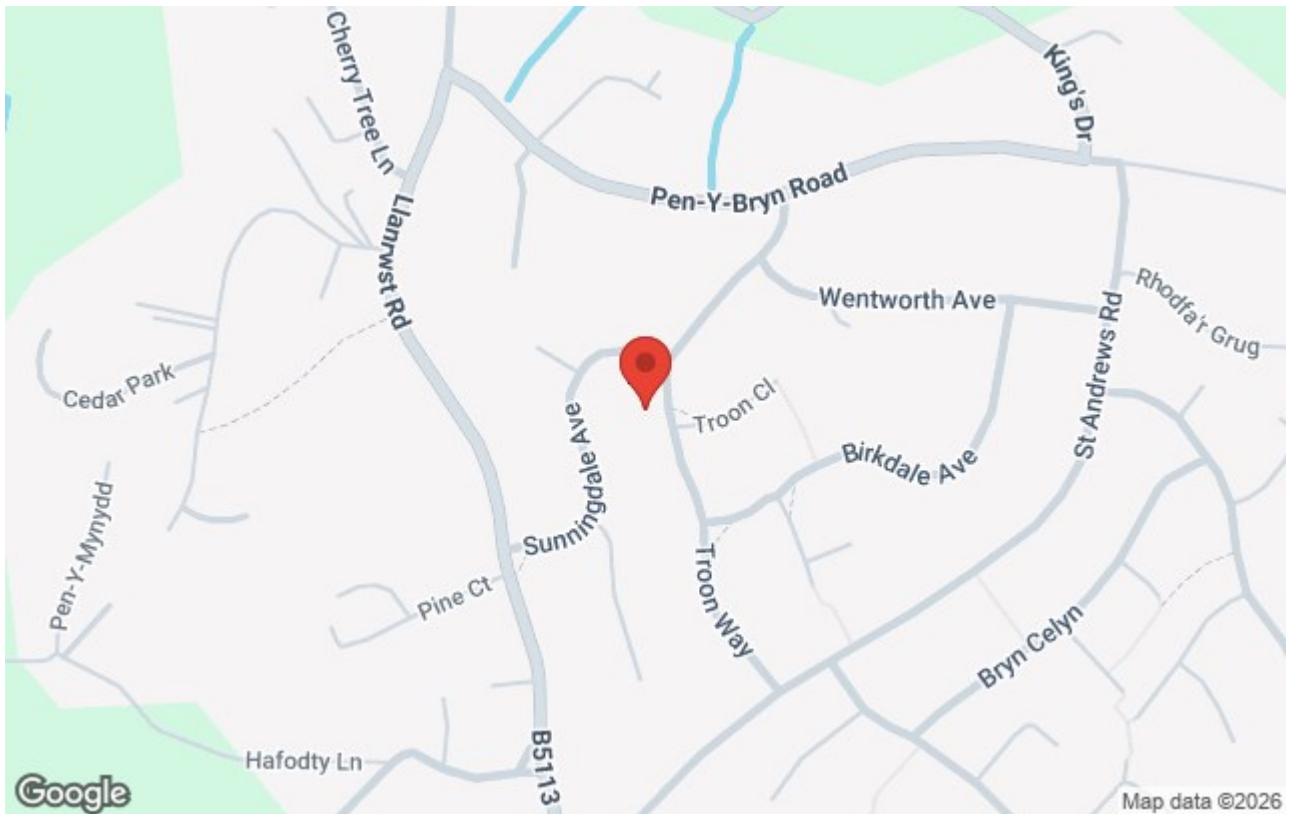
### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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	89
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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#### AGENTS NOTES;

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