



STERLING

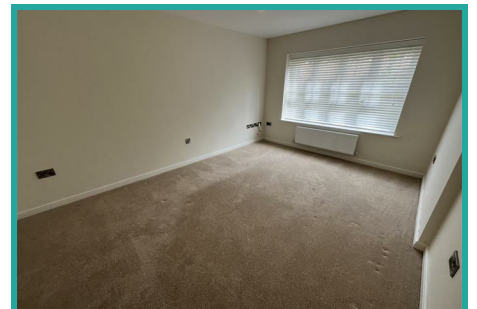
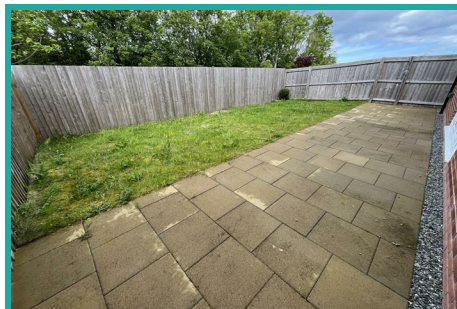
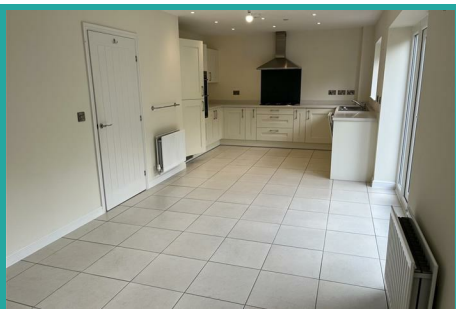
ESTATE AGENTS & VALUERS



7 Clos Emlyn, Old Colwyn, Colwyn Bay LL29 8EH

£350,000

Located on the outskirts of the village, on the fringe of open countryside and near to Old Colwyn Golf Course. A recently constructed Detached 4 Bedroom House with En Suite Shower and Integral Garage. The house is in immaculate decorative order, is ready for occupation as there is No Ongoing Chain. Briefly the accommodation affords Porch, Hall, Cloakroom, Front Lounge, Large full length Kitchen Family Room, Utility Room, Bathroom, Gas C.H, Double Glazing. Despite its quiet location the house is just over a mile to Old Colwyn village and access onto the main A55 expressway. Tenure Freehold, Council Tax Band F. Energy Rating 85B Potential 93A. Ref CB8052



Front Porch

Double glazed front door, tiled floor, double glazed inner door to

Hall

Tiled floor, central heating radiator, under stairs cupboard

Cloakroom

W.C, wash hand basin, tiled floor, central heating radiator

Front Lounge

15'5" x 12'1" (4.7 x 3.7)

Double glazed window, central heating radiator

Large Fitted Kitchen Family Dining

27'6" x 9'11" and 11'9" (8.4 x 3.04 and 3.6)

Range of cream design base cupboards and drawers with contrasting work top surfaces, pan drawers, tiled floor, 2 double glazed windows and French doors to rear gardens, 5 ring gas hob unit, splash back and cooker hood, built in double oven and wall units, fridge freezer and dishwasher

Utility Room

7'2" x 5'6" (2.2 x 1.7)

Stainless steel sink unit, double glazed and back door, tiled floor, wall and base cupboard, central heating radiator, plumbing for washing machine, gas central heating boiler

First Floor

Stairway from the Hall to First Floor and Landing, airing cupboard, access to loft space, central heating radiator

Bedroom 1

17'8" x 10'9" (5.4 x 3.3)

Double glazed window, central heating radiator, fitted 4 door mirror wardrobe unit

En Suite Shower

7'2" x 5'6" (2.2 x 1.7)

Shower cubicle and unit, w.c, wash hand basin, double glazed, heated tower radiator, shaver point, tiled walls and floor

Bedroom 2

12'1" x 10'2" (3.7 x 3.1)

Double glazed, central heating radiator

Bedroom 3

12'9" x 8'6" (3.9 x 2.6)

Double door mirror wardrobe, central heating radiator, double glazed

Bedroom 4

10'9" x 10'0" (3.3 x 3.05)

Double glazed, central heating radiator

Bathroom

8'6" x 6'8" (2.6 x 2.05)

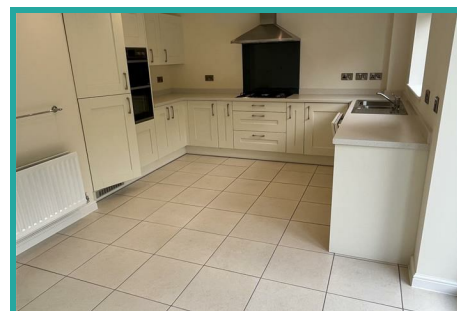
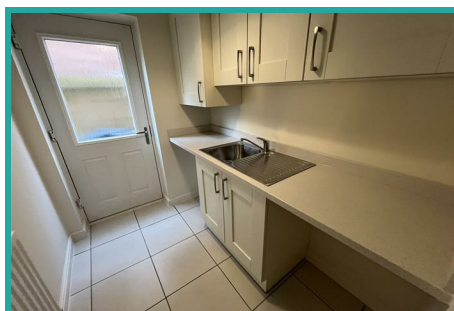
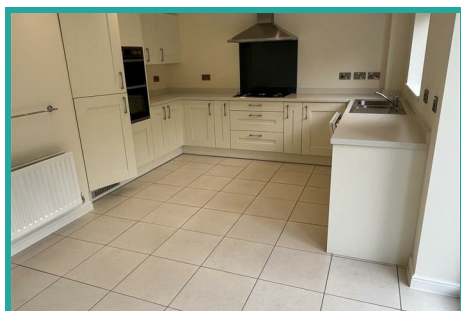
Panel bath, shower unit and scree, w.c wash hand basin, double glazed, heated towel radiator

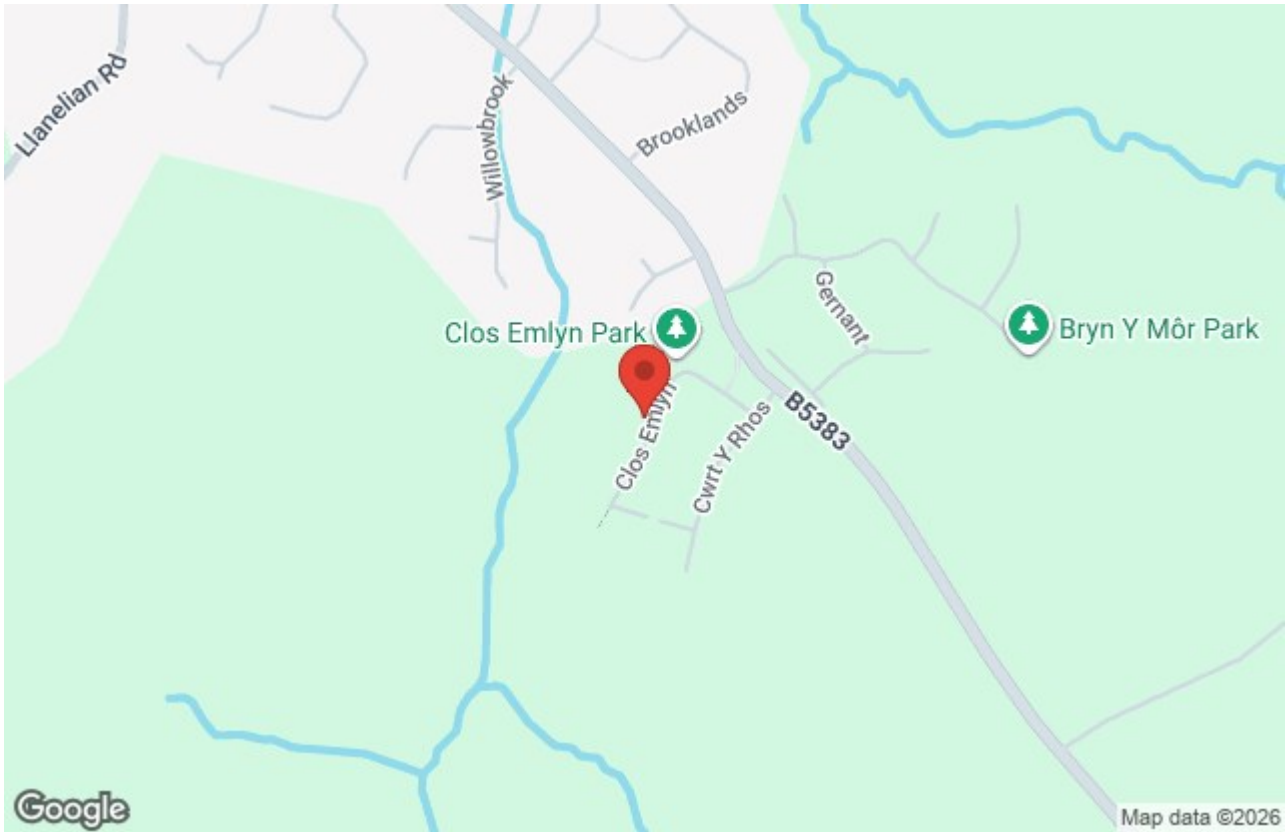
The Gardens

The rear garden is partly paved and lawn enclosed by timber fencing, at the back of the fencing is a wooded area. Lawn garden at the front & driveway

Integral Garage

Single garage with up and over door, power & light laid on.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			93
(81-91) B		86	
(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	

AGENTS NOTES;

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