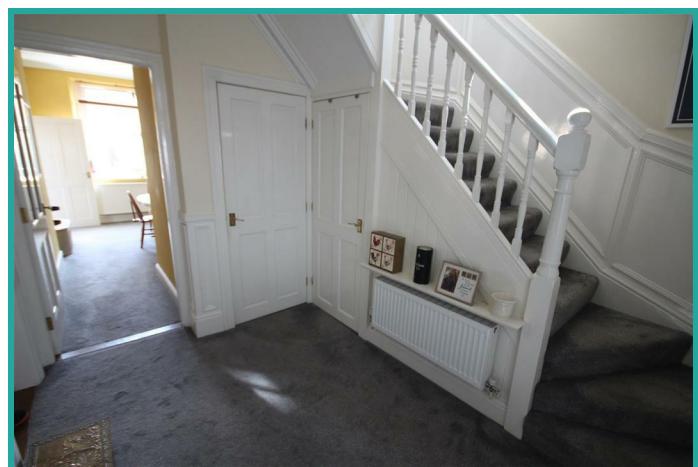
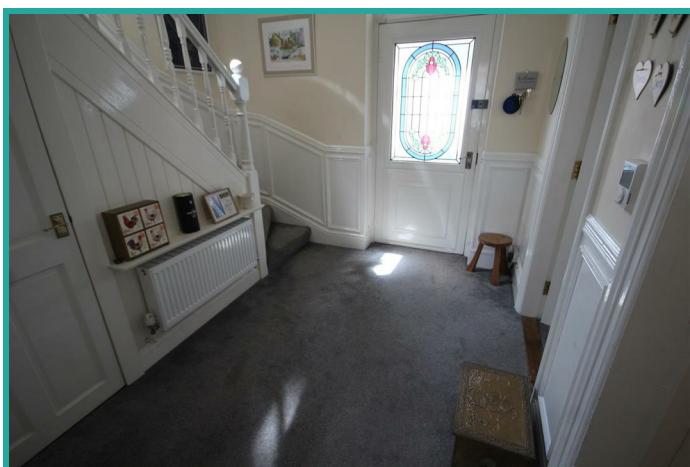


**7 Llewelyn Road, Colwyn Bay  
North Wales LL29 7AP**



**Offers Over £272,500**

## 7 Llewelyn Road, Colwyn Bay, North Wales LL29 7AP

Occupying a central position for the town and amenities, a DETACHED 4 DOUBLE BEDROOM FAMILY HOME of appeal very well maintained by the present owners and well worth inspection. Of particular note is the EXTENSIVE LOFT HOBBIES ROOM accessible by a drop down ladder. The room is a T shape design measuring 6m x 2.8m and 10m x 1.8m. On two floors the accommodation affords FRONT PORCH, HALL, CLOAKROOM, LOUNGE, DINING ROOM, BREAKFAST ROOM, KITCHEN, MODERN BATHROOM & SEPARATE W.C., OUTSIDE PARKING FOR 2 VEHICLES AND PRIVATE REAR GARDEN. The house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band D. EPC 59D Potential 83B. Ref CB7911

### Front Porch

Double glazed front door, stained glass inner door to

### Hallway

Central heating radiator, under stairs cupboard

### Cloakroom

W.C, wash hand basin, plumbing for washing machine, tiled floor, double glazed

### Lounge

15'5" x 12'5" (4.7 x 3.8)

Double glazed bay window, brick fireplace and multi fuel fire, central heating radiator

### Dining Room

12'1" x 11'9" (3.7 x 3.6)

Double glazed, central heating radiator

### Breakfast Room

12'1" x 9'6" (3.7 x 2.9)

Central heating, double glazed window, shelving in alcove, gas fire

### Kitchen

11'5" x 7'10" (3.5 x 2.4)

One and a half bowl stainless steel sink unit, grey gloss style base cupboards and drawers with wood grain style work top surfaces, built in fridge and dishwasher, Zanussi electric hob unit, built in Bosch oven, wall units, cooker extractor hood, double glazed window and back door

### First Floor

Stairway from Hall to First Floor and Landing, dado rail, central heating radiator

### Bedroom 1

15'1" x 13'4" (4.6 x 4.08)

Double glazed bay window, central heating radiator

### Bedroom 2

10'9" x 9'10" (3.3 x 3.01)

Double glazed, central heating radiator

### Bedroom 3

13'2" x 8'2" (4.03 x 2.5)

Double glazed, central heating radiator

### Bedroom 4

13'5" x 8'2" (4.1 x 2.5)

Double glazed. 3 door wardrobe cupboard, central heating radiator

### Bathroom

10'6 x 8'7 (3.20m x 2.62m)

Panel bath, shower cubicle and unit, pedestal wash hand basin, tiled walls, double glazed, electric heater, towel radiator, Separate w.c, double glazed

### Loft Hobbies Room

20'0" x 9'2" plus 33'9" x 5'10" (6.1 x 2.8 plus 10.3 x 1.8)

A folding drop down ladder onto the landing gives access to the superb LOFT HOBBIES ROOM in two sections, boarded, double glazed velux window

### Outside

At the front of the house is parking for 2 vehicles. The rear garden is sunny and private enclosed by stone boundary walls, flagged patio and pergola with seating. Side wood store

### Garden Shed

10'5" x 8'6" (3.2 x 2.6)

Fitted cupboard and double glazed

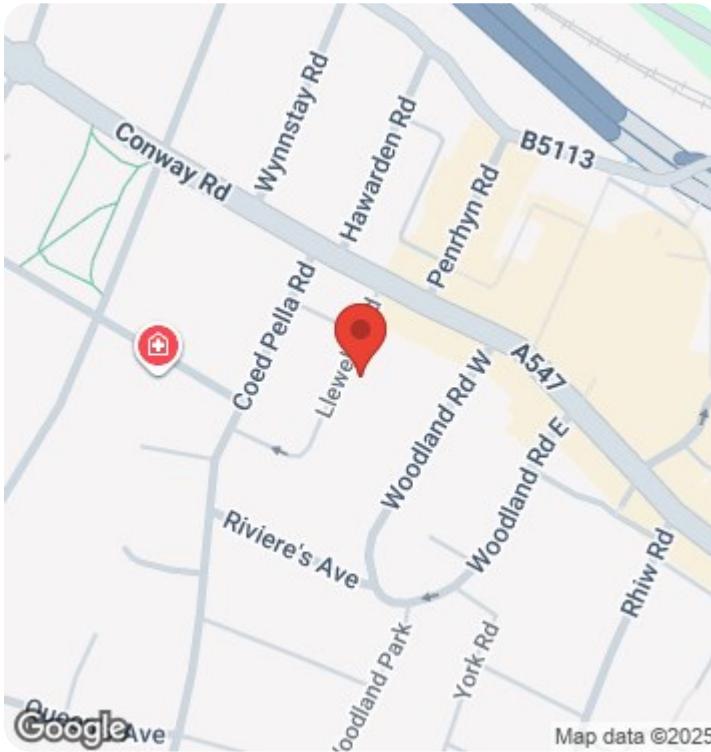
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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		
	Current	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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