



STERLING

ESTATE AGENTS & VALUERS

**33 Wynnstay Road, Old Colwyn
North Wales LL29 9DS**



£265,000

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A substantially built 7 BEDROOM SEMI DETACHED HOUSE arranged on three floors offering very versatile accommodation set in ornamental rear gardens. The property is located just a short distance from the beach and promenade and within easy reach of the village shops and Primary School. The house is ideal for the growing family and also if one is looking for a home with possible 'Granny Suite' Briefly the accommodation comprises HALL, FRONT LOUNGE, INNER HALL TO LIVING ROOM KITCHEN, SHOWER ROOM, LARGE EXTENDED KITCHEN DINING ROOM, FIRST FLOOR 4 BEDROOMS and BATHROOM, TOP FLOOR 3 MORE BEDROOMS and BATHROOM 2. The windows are double glazed and centrally heated. Tenure Freehold, Council Tax Band D. Energy Rating D57 Potential C80. AGENTS NOTE. The property has been reluctantly placed on the market after the vendors undertaking improvements works. The property still requires the kitchen to be fitted and 2 bathroom suites installed. Ref CB8035

Entrance

Double glazed front door to Hallway, half panelled walls, central heating radiator, meter cupboard, useful store cupboards

Frnt Lounge

15'8" x 12'11" (4.8 x 3.94)

Double glazed bay window, central heating radiator, fireplace surround

Inner Hall

Large Living Room and Kitchen

15'5" x 9'6" (4.72 x 2.92)

Stainless steel sink unit, french doors to gardens, central heating radiator,

Shower Room

Walk in shower, w.c, wash hand basin, central heating radiator

Large Kitchen Dining Room

22'7" x 8'6" (6.9 x 2.6)

Requires fitting out with cupboards, wall units and appliances installed, wall require plastering

First Floor

Stairway from Hall to First Floor and Landing, double glazed, central heating radiator

Bedroom 1

18'4" x 10'5" (5.6 x 3.2)

Double glazed bay window, central heating radiator

Bedroom 2

12'5" x 9'10" (3.81 x 3.02)

Cast fireplace, central heating radiator, double glazed window

Bedroom 3

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

Double glazed window to front aspect, central heating radiator

Bedroom 4

10'2" x 7'10" (3.10 x 2.41)

Off inner landing Double glazed window, central heating radiator,

Bathroom

6'7" x 5'10" (2.01 x 1.8)

Requiring bathroom suite and fittings to be installed

Second Floor

Bedroom 5

14'1" x 9'6" (4.3 x 2.9)

Double glazed window to rear aspect, wardrobe cupboard

Bedroom 6

14'1" x 11'9" (4.3 x 3.6)

Double glazed window, double door wardrobe,

Bedroom 7

10'0" x 7'6" (3.06 x 2.3)

Double glazed

Second Bathroom

14'1" x 8'2" (4.3 x 2.5)

Requiring bathroom suite and fittings to be installed

Outside

Good sized ornamental rear garden with timber boundary fencing, flower beds and borders. The gardens back onto the communal rear lane so off road parking could be made. Concrete Sectional Store

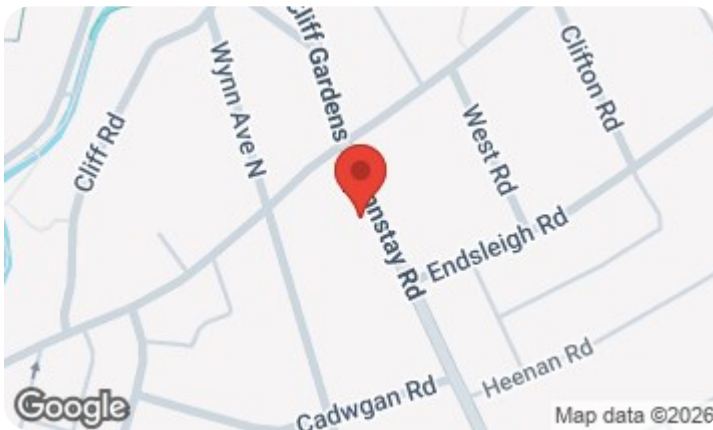
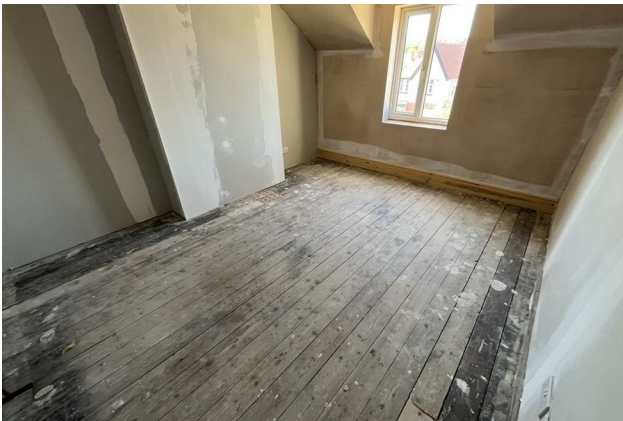
AGENTS NOTE

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

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	80

Environmental Impact (CO ₂) Rating		Current	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	59

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