



STERLING

ESTATE AGENTS & VALUERS

**6 Maes Y Fron, Colwyn Bay
North Wales LL29 8RG**



£175,000

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Highly recommended for viewing - a very well maintained and decorated 3 BEDROOM SEMI DETACHED HOUSE on a local bus route, with gas central heating and double glazing. The house occupies a pleasant position opposite an open grassed and car parking area and from the rear elevations there are glimpses of the sea. From the HALL is the FRONT LOUNGE, DINING LIVING ROOM, KITCHEN, BATHROOM, GARDENS FRONT & REAR and OUT STORES. The house is a short distance to Eirias Park, Leisure Centre and Both Eirias High School and Ysgol Bod Alaw. Tenure Freehold, Council Tax Band C. Energy Rating 67D Potential 84B. Ref CB7890

Entrance

Double glazed front door to Hall, double glazed, laminate flooring, central heating radiator

Front Lounge

15'5" x 9'6" (4.7 x 2.9)

Double glazed window to front aspect, laminate flooring, central heating radiator, coved ceilings, fireplace surround with marble back and hearth, living flame gas fire

Kitchen

10'0" x 9'2" (3.05 x 2.8)

Stainless steel sink unit, double glazed window and glimpses of the sea, tiled floor, plumbing for washing machine, white base cupboards and drawers, blue work top surfaces, gas central heating boiler, part tiled walls, louver door under stairs cupboard

Dining Living Room

9'10" x 9'6" (3 x 2.9)

Double glazed window and glimpses of the sea, laminate flooring, central heating radiator, coved ceilings

First Floor

Landing, double glazed

Bedroom 1

12'9" x 10'5" (3.9 x 3.2)

Double glazed, central heating radiator

Bedroom 2

12'9" x 9'2" (3.9 x 2.8)

Double glazed, central heating radiator, louver door cupboard

Bedroom 3

9'6" x 6'2" (2.9 x 1.9)

Wardrobe cupboard, double glazed, central heating radiator

Bathroom

5'6" x 4'7" (1.7 x 1.4)

Panel bath, pedestal wash hand basin, central heating radiator, double glazed, Mira shower, louver door airing cupboard, Separate w.c, double glazed

Outside

Lawned gardens to front and rear, Outside Laundry Room, W.C and Garden Store

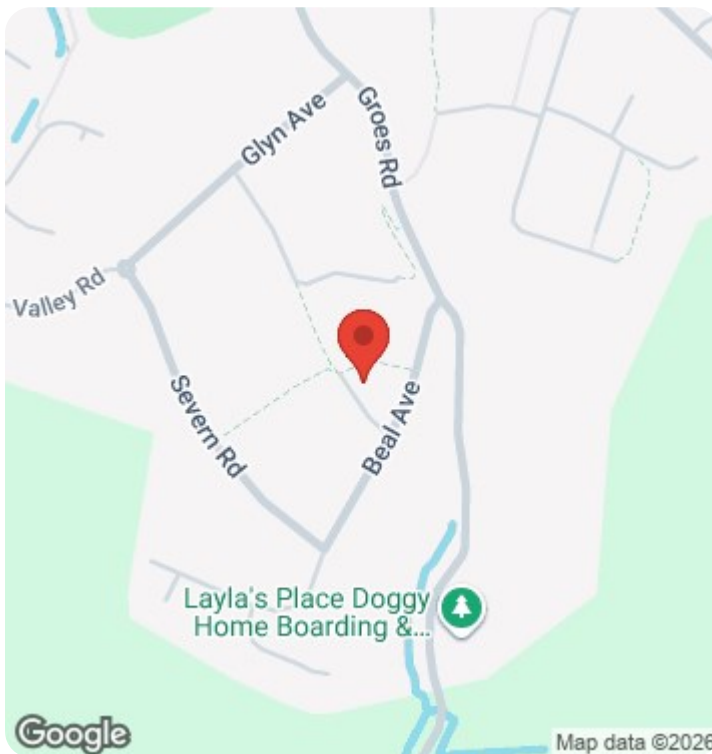
AGENTS NOTE

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	84

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	84

AGENTS NOTES;

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