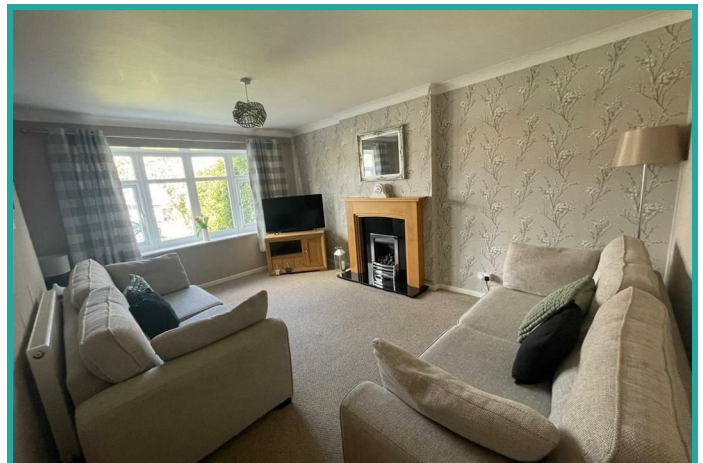
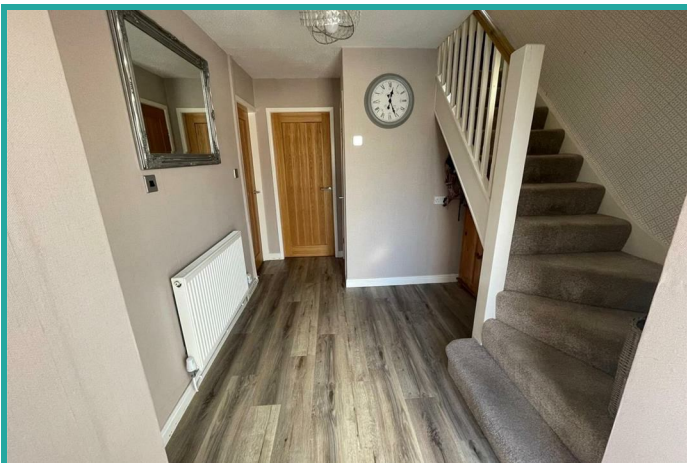


**41 St. Andrews Road, Colwyn Heights
Colwyn Bay LL29 6DL**



£295,000

41 St. Andrews Road, Colwyn Heights, Colwyn Bay LL29 6DL

Undoubtedly one of the nicest modern SEMI DETACHED HOUSES on the Heights, beautifully updated and improved by the owners which can only be appreciated by an internal inspection. All tastefully decorated throughout and ready to walk into the property affords HALLWAY, CLOAKROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, CONSERVATORY, 3 DOUBLE BEDROOMS, MODERN BATHROOM & SHOWER, GAS C.H and DOUBLE GLAZING. At the front of the house is a wide resin driveway with off road parking for 2 cars, SINGLE GARAGE and gardens to front and rear. The house is within a short distance of Ysgol Pen-y-Bryn, local store and Restaurant/Inn. EPC 75C Potential 87B Ref CB7718

Entrance

Double glazed front door to Hallway, grey wood grain style flooring, central heating radiator, coats cupboard

Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

Lounge

15'5" x 11'1" (4.7 x 3.4)

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

Dining Room

10'9" x 8'10" (3.3 x 2.7)

Lovely panelling to one wall, central heating radiator, double glazed patio doors

Conservatory

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

Double glazed, access to the lovely rear gardens, tiled floor, central heating radiator

Fitted Kitchen

11'1" x 9'2" (3.4 x 2.8)

Single drainer sink unit, range cream base cupboards and drawers, wood strip design work top surfaces, double glazed window and back door, wall units, built in dishwasher, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood

First Floor

Stairway from Hall to First Floor and Landing, built in airing cupboard, radiator, double glazed

Bedroom 1

11'5" x 10'9" (3.5 x 3.3)

Double door wardrobe unit, panelled wall, double glazed, central heating radiator

Bedroom 2

10'2" x 9'2" (3.1 x 2.8)

Double glazed window to rear aspect, central heating radiator, panelled wall

Bedroom 3

10'9" x 10'2" (3.3 x 3.1)

Double glazed window, central heating radiator

Lovely Modern Bathroom

7'2" x 5'10" (2.2 x 1.8)

Panel bath, w.c, vanity wash hand basin, grey tiled walls with mosaic relief, shower cubicle and unit, illuminated mirror, double glazed window, heated towel radiator

The Garage

19'4" x 8'6" (5.9 x 2.6)

Wide resin driveway with off road parking for 2 cars. The garage has a remote control up and over door, power & light laid on, gas central heating boiler, plumbing for washing machine

The Gardens

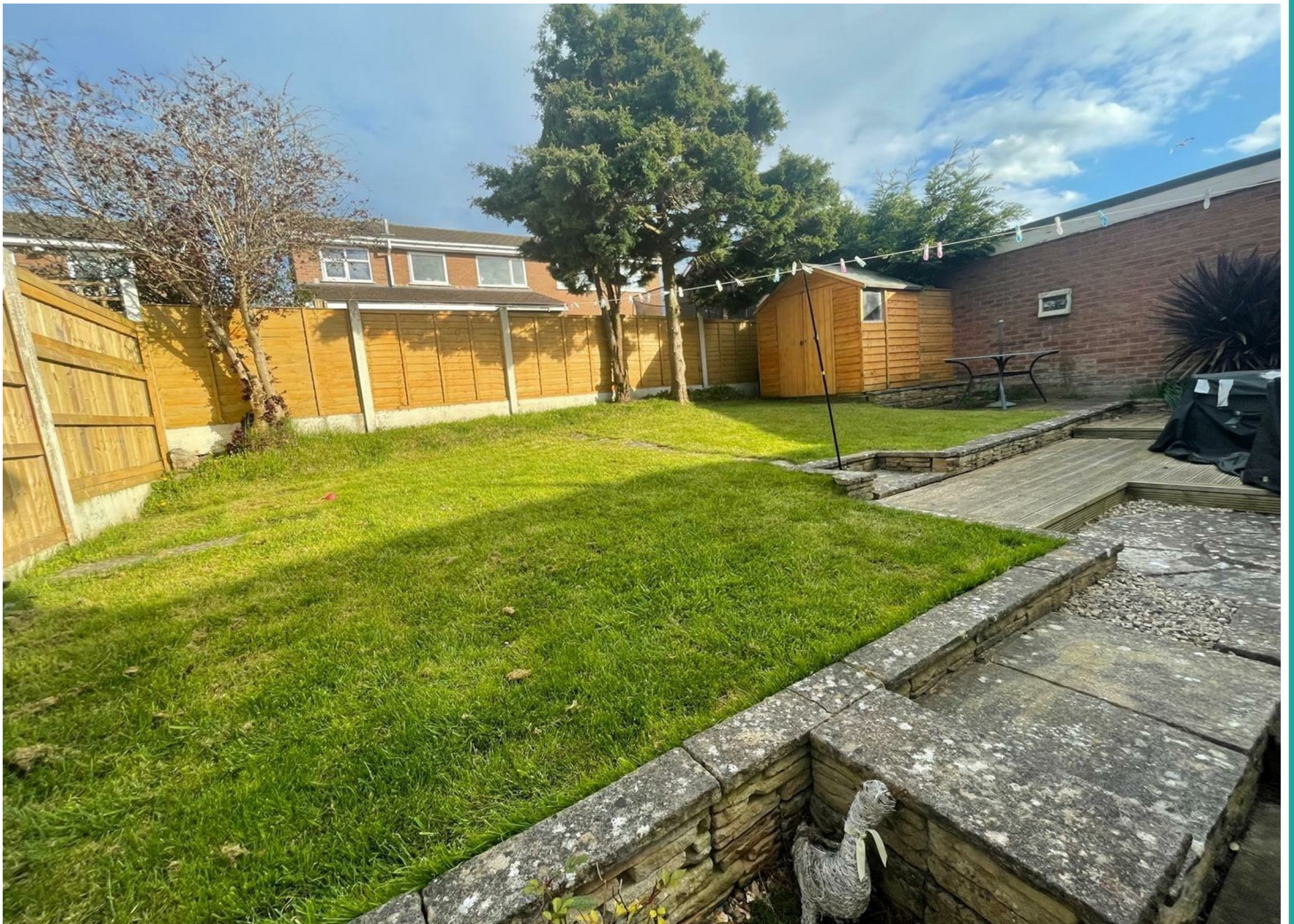
Lawn at the front set back from the road. The rear garden is enclosed with fencing and concrete post and gravel boards, laid to lawn, decking area, garden shed

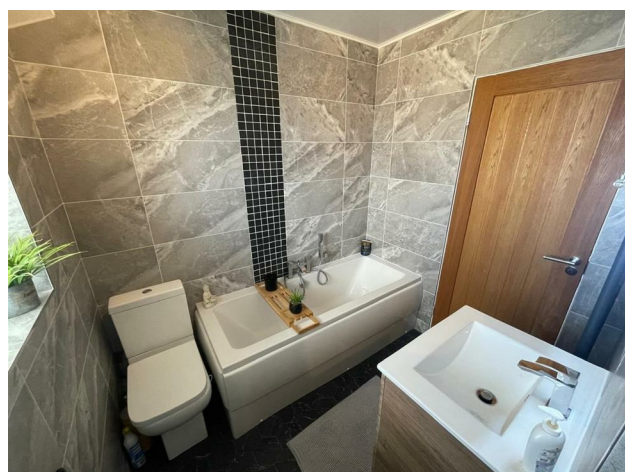
AGENTS NOTE

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		87
(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	75	87
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(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	77	87
EU Directive 2002/91/EC		

AGENTS NOTES;

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.