

**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](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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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		
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