STERLING
ESTATE AGENTS & VALUERS

49 Ffordd Naddyn, Glan Conwy
Colwyn Bay LL28 5NH







£290,000

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A modern-style DETACHED 3 BEDROOM HOUSE occupying a superb periphery on this popular residential development off Top Llan Road. Slightly elevated from the road there are glorious views over the estuary, surrounding hill and mountain views towards Conwy Castle. Offered for sale with no ongoing chain, the property allows for a potentially quicker and smoother purchase process. The property benefits from a private driveway and double garage, providing ample parking and storage. To the rear, there is a private garden, ideal for relaxing or outdoor entertaining. Glan Conwy Village and Primary School are a short distance away. Briefly the accommodation affords PORCH, HALL, CLOAKROOM, LARGE LOUNGE & DINING, CONSERVATORY, KITCHEN, FIRST FLOOR 3 BEDROOMS, MASTR EN SUITE SHOWER, and MAIN BATHROOM. Tenure Freehold, Energy Rating 68D Potential 83B. Council Tax Band E. Ref CB8023

Entrance Porch
Double glazed front door, glazed inner door

Hallway
Central heating radiator, decorative ceiling coving

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

Lounge & Dining
28'11 x 13' and 8'10 (8.81m x 3.96m and 2.69m)
Double glazed leaded doors off the hall, picture window, double glazed to front aspect overlooking the glorious views to the estuary and distant hills and mountains, white fireplace surround, decorative ceiling coving, archway to Dining, central heating radiator, double glazed french doors, serving hatch, double glazed porthole window

Conservatory
16'7 x 8'10 (5.05m x 2.69m)
Lower brick walls, windows double glazed, access rear gardens, tiled floor, central heating radiator

Kitchen
10'5 x 9'11 (3.18m x 3.02m)
Single drainer sink unit, range of base cupboards and drawers with work top surfaces, wall units, 4 ring electric hob unit, built in oven, double glazed back door to conservatory, plumbing for washing machine

First Floor
Landing, electric radiator, double glazed

Bedroom 1
13' x 11'6 (3.96m x 3.51m)
Double glazed window overlooking the stunning views, coved ceilings

En Suite Shower
Square shower cubicle, w.c, wash hand basin, double glazed

Bedroom 2
13'1 x 8'10 (3.99m x 2.69m)
Fitted 2 mirror door wardrobes, 4 top cupboards, double glazed, central heating radiator

Bedroom 3
9'11 x 9'11 (3.02m x 3.02m)
Double door mirror wardrobe, double glazed, central heating radiator

Bathroom
7'3 x 5'5 (2.21m x 1.65m)
Panel bath, pedestal wash hand basin, w.c, double glazed

The Garage
17'3 x 15'7 (5.26m x 4.75m)
Driveway at the side of the house to the brick DOUBLE GARAGE with up and over door, personal door

The Gardens
Ornamental front garden with raised patio terrace overlooking the fine views. Private rear garden with artificial grass, paved area

AGENTS NOTE
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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.













Ground Floor
Floor area 69.0 sq.m. (743 sq.ft.)

First Floor
Floor area 50.4 sq.m. (542 sq.ft.)

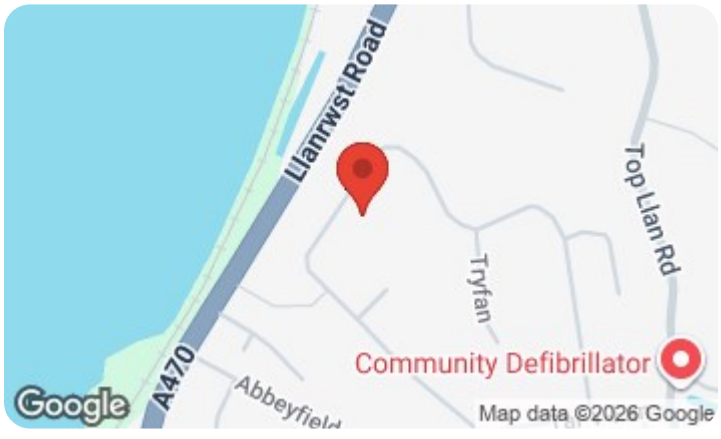
Double Garage
Floor area 25.3 sq.m. (273 sq.ft.)

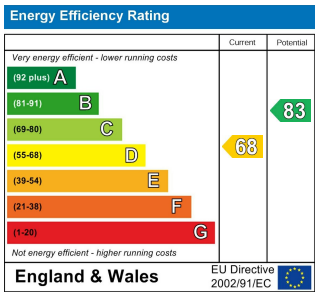
Total floor area: 144.7 sq.m. (1,558 sq.ft.)

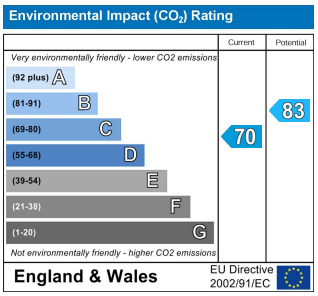
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io











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