



12 Cwrt Bedw  
Colwyn Bay, Conwy LL29 6AE

Asking Price £548,000

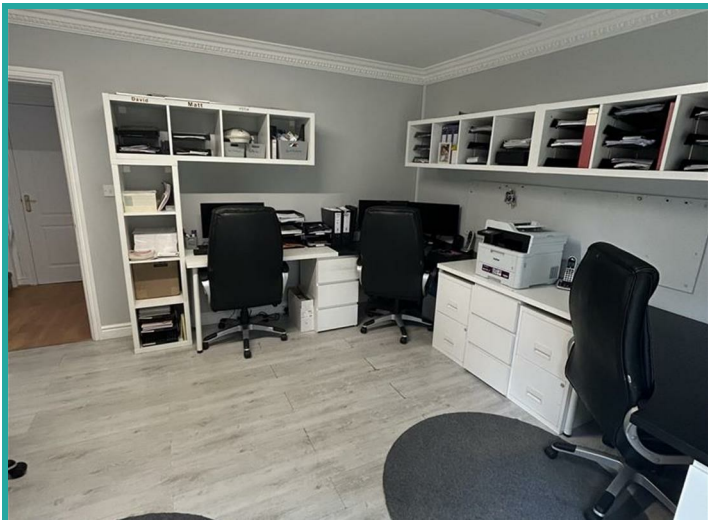


**STERLING**

ESTATE AGENTS & VALUERS



**A superb FIVE-BEDROOM, THREE-BATHROOM/SHOWER ROOM DETACHED HOUSE, with well planned internal accommodation, DOUBLE GARAGE & SINGLE CAR PORT in an exclusive cul-de-sac of twelve quality executive homes built by Anwyl Developers. Of excellent proportions extending to some 221 sq metres (2378 sq. feet) the interior comprises HALL, CLOAKROOM, FAMILY ROOM/STUDY, DINING ROOM, LOUNGE, KITCHEN BREAKFAST ROOM, GAMES SITTING ROOM, UTILITY ROOM, GYM, UTILITY, FIRST FLOOR 5 BEDROOMS - 2 EN SUITES and FAMILY BATHROOM, PRIVATE REAR GARDEN and BALCONY. Located in the favoured upper part of the town within walking distance to the Store, Primary School and Restaurant Free House. The town centre and access onto the A55 expressway at the West End is a short drive away. Energy Rating C70 Potential B84. Ref CB7631**



## Entrance

Covered Porch

## Hallway

Central heating radiator, decorative coving, double door cloaks cupboard, under stairs cupboard

## Cloakroom

W.C, wash hand basin, double glazed

## Lounge

18'11 x 12'1 plus 1'8 bay (5.77m x 3.68m plus 0.51m bay)

Double glazed bay window, 2 central heating radiators, decorative coving, pebble design living flame gas fire, wood grain flooring

## Dining Room/Garden Lounge

12'11 x 11'9 (3.94m x 3.58m)

Double glazed french doors, under floor heating, decorative coving, laminate flooring

## Study/Family Room 12'10 x 9'8 (3.91m x 2.95m)

Double glazed, central heating radiator, coved ceilings

## Kitchen Breakfast Room

14'5 x 10'3 (4.39m x 3.12m)

Tiled floor, double glazed window, range of 'Cherry wood' style base cupboards and drawers with black work top surfaces, stainless steel sink unit, 5 ring gas hob unit, stainless steel cooker hood, built in dishwasher, electric oven, glazed units, inset ceiling lighting, peninsular breakfast bar and units

## Games Sitting Room 26'4 x 12'8 (8.03m x 3.86m)

Central heating radiator, inset ceiling lighting, 2 double glazed windows and french doors to the rear patio

## Utility Room

Off the kitchen breakfast room, plumbing for washing machine, gas central heating boiler, tiled walls, central heating radiator

## Gymnasium/Play Room

14' x 12'5 (4.27m x 3.78m)

Central heating radiator, double glazed, door to garage

## First Floor

Stairway off the Hall to First Floor and Landing

## Master Bedroom 14'11 x 11'7 (4.55m x 3.53m)

Coved ceilings, walk in wardrobe, central heating radiator, french door onto the Balcony Terrace with wrought iron railings

## Walk in Dressing Room

## En Suite Bathroom 10'5 x 7'9 (3.18m x 2.36m)

Panel shower bath, shower unit and screen, heated towel radiator, vanity wash hand basin, w.c, half tiled walls, double glazed window

## Guest Bedroom 12'10 x 11'7 (3.91m x 3.53m)

Double glazed, double door wardrobe cupboard, central heating radiator, coved ceilings

## En Suite Shower Room

Shower unit, tiled floor and underfloor heating, double glazed window, w.c, pedestal wash hand basin, mirror cabinet, shaver point

## Bedroom 3 11'8 x 11'2 (3.56m x 3.40m)

Coved ceilings, double glazed, central heating radiator

## Bedroom 4 11'8 x 10'7 (3.56m x 3.23m)

Coved ceilings, central heating radiator, double glazed

## Bedroom 5 12'9 x 9'10 (3.89m x 3.00m)

Coved ceilings, central heating radiator, double glazed

## Family Bathroom 9'2 x 6'2 (2.79m x 1.88m)

Panel bath, shower taps, w.c, pedestal wash hand basin, central heating radiator, double glazed, half tiled walls, shaver point

## Double Garage 18'10 x 17'3 (5.74m x 5.26m)

Paved driveway providing ample parking and giving access to the 2 CAR GARAGE with electric up and over door, power & light, apex roof with useful storage

## Workshop

15'3 x 9'8 and 13'5 (4.65m x 2.95m and 4.09m)

Fitted shelving, strip lights, central heating radiator

## Car Port

21'6 x 9'2 (6.55m x 2.79m)

Electric roller shutter doors to front and rear, potential storage or cover for a boat or caravan

## The Gardens

Rear garden mainly lawned with established trees, pave patio area, pathways and timber fencing

## 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.

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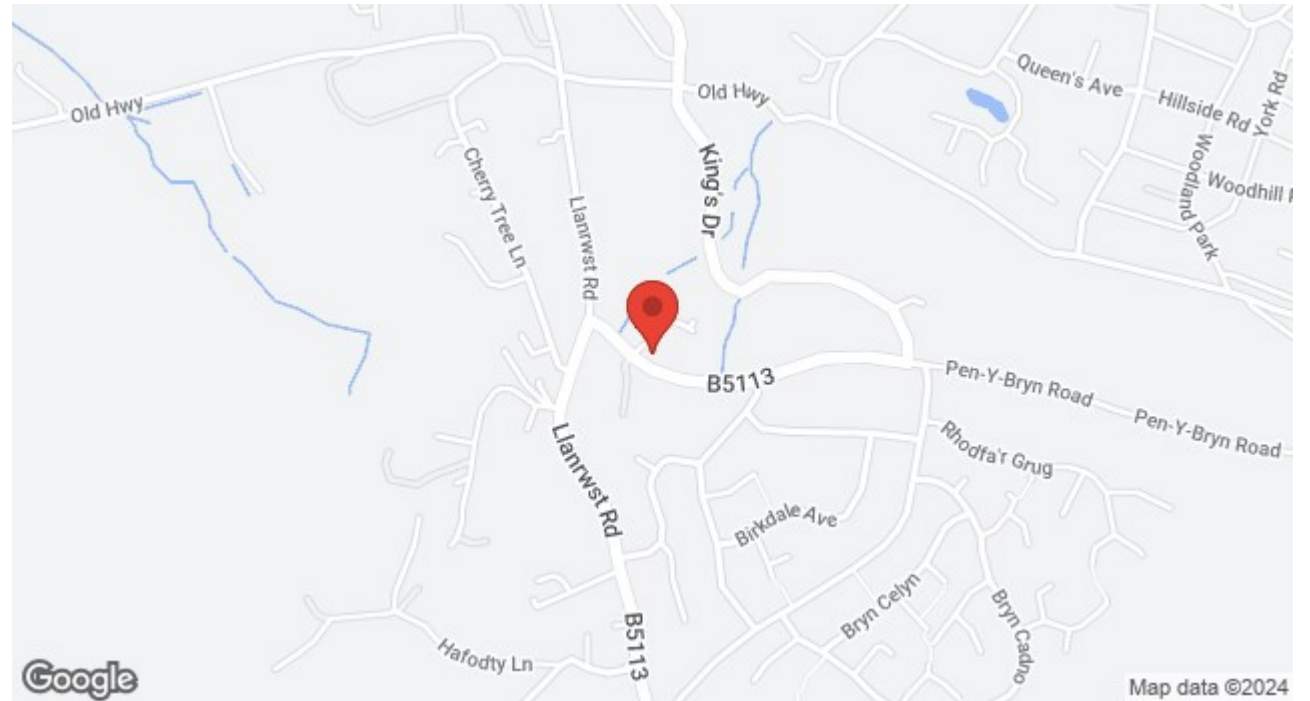








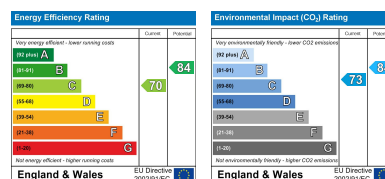




AGENTS NOTES;  
Viewing Arrangements By appointment with Sterling Estate Agents on  
**01492-534477**  
e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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These sites could well find a buyer for your own home.



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