



1 Cherry Tree Close, Colwyn Bay, North Wales LL28 5YU

Asking Price £249,950

Occupying a corner plot in the Upper part of the town, a DETACHED 4 BEDROOM HOUSE with SHOWER ROOM & FAMILY BATHROOM. Outside there is a 2 CAR GARAGE and OFF ROAD PARKING. Brick built with cement rendered elevations beneath a tiled roof the property is in need of updating and re-decoration but offers

great potential to transform the house into a modern family home in a popular location. With vacant possession and NO ONGOING CHAIN. The house is not far from Ysgol Pen-y-Bryn and local store. Awaiting EPC Ref CB7097



Entrance Hall

Double glazed front door to Hall, central heating radiator, under stairs cupboard, coved and artexed ceilings

Ground Floor Shower Room

Off the Hall with double door wardrobe - Tiled floor, w.c, wash hand basin, shower cubicle and unit, tiled walls, double glazed

Large Through Lounge and Dining Room

28'2" x 12'1" (8.6 x 3.7)

Pebble design living flame gas fire, 2 double glazed side windows, double glazed french doors to rear gardens, double glazed patio doors to front aspect

Fitted Kitchen Breakfast Room

12'1" x 10'0" (3.7 x 3.05)

Double bowl stainless steel sink unit, double glazed window, tiled floor, 4 ring electric hob unit, cooker extractor hood, built in oven, personal door to garage, range base cupboards and drawers in a maple style with black work top surfaces

Ground Floor Bedroom

11'9" x 6'2" (3.6 x 1.9)

Double glazed, central heating radiator

First Floor

Stairway off the hall to First Floor and Landing, cylinder airing cupboard and double door wardrobe

Bedroom 1

12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front aspect and distant sea views, central heating radiator

Bedroom 2

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

Double glazed, central heating radiator, built in wardrobe cupboard, coved ceilings

Bedroom 3

9'6" x 6'10" (2.9 x 2.1)

Double glazed, central heating radiator, part sloping ceiling

Bathroom

11'9" x 9'2" (3.6 x 2.8)

Requires finishing the installation of the suite, 2 double glazed velux windows, bath and shower cubicle, double glazed side window

Outside

18'10 x 17'11 (5.74m x 5.46m)

Adjoining DOUBLE GARAGE with up and over door, power and light laid on, gas central heating boiler. Wide driveway with off road parking

The Gardens

Corner gardens to front, side and rear requiring tidying and landscaping.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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