STERLING
ESTATE AGENTS & VALUERS

Merlwood 10 Queens Road, Old Colwyn
Colwyn Bay LL29 9DH







Offers Over £299,950

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

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Extremely spacious SEMI DETACHED 5 BEDROOM FAMILY HOME of traditional style and character located in an established residential road not far from the amenities and shops in the village and access onto the lovely beach and promenade. The accommodation provided is arranged on two floors with an additional upper level providing excellent family space or for those having a dependent relative. On the GROUND FLOOR is the PORH, HALL, LIVING ROOM, LOUNGE, MORNING ROOM, GARDEN LOUNGE, KITCHEN and SHOWER ROOM. Upstairs there are 3 BEDROOMS, SITTING ROOM, UTILITY ROOM and BATHROOM while on the Top Floor are 2 MORE BEDROOMS, one with its own bathroom facilities. Outside the rear garden is private and secluded. With vacant possession and NO ONGOIN CHAIN. Tenure Freehold, Council Tax Band E. EPC 21F Potential 66D. Ref CB8084

Front Porch

Hallway
Decorative tiled floor, central heating radiator, inner hall under stairs cupboard, central heating radiator

Living Room
14'9" x 13'4" (4.5 x 4.08)
Bay window, laminate flooring, cast fireplace and log effect gas fire, central heating radiator

Lounge
16'0" x 12'1" (4.9 x 3.7)
Pine window, mahogany fireplace and mirror mantle above, tiled inset, central heating radiator

Morning Room
13'5" x 10'5" (4.1 x 3.2)
Parquet flooring, tiled open coal fireplace, double door cupboard, pine window

Garden Lounge
11'9" x 8'10" (3.6 x 2.7)
Quarry tiled floor, central heating radiator

Ground Floor Shower Room
10'2" x 6'6" (3.1 x 2)
Square shower cubicle and nit, wash hand basin, w.c, central heating radiator, half tiled walls

Kitchen
13'5" x 9'6" (4.1 x 2.9)
Quarry tiled floor, stainless steel sink unit, base cupboards and drawers with marble effect work top surfaces, 4 ring gas hob unit, built in electric oven, wall units, cooker extractor hood, central heating radiator, stable door

First Floor
Stairway from Hall to First Floor and Landing

Bedroom 1
13'2" x 11'5" (4.02 x 3.5)
Central heating radiator, 2 double glazed windows and coastal hill views

Sitting Room
15'8" x 12'1" (4.8 x 3.7)
Fireplace surround and wood burning chimenea, central heating radiator

Bedroom 2
13'5" x 12'1" (4.1 x 3.7)
Central heating radiator, fireplace

Bedroom 3
10'5" x 9'6" (3.2 x 2.9)
Door to Landing, cupboards and drawer units, central heating radiator

Utility Room
Tiled floor, double glazed, plumbing for washing machine, central heating boiler, door to rear porch and store

Bathroom
6'10" x 6'2" (2.1 x 1.9)
Oval bath, shower taps, pedestal wash hand basin, w.c, half tiled walls, central heating radiator

Top Floor

Bedroom 4
17'8" x 11'9" (5.4 x 3.6)
Double glazed, pedestal wash hand basin, fitted cast bath in a gold lacquer design on claw and ball feet, central heating radiator, Separate w.c

Bedroom 5
14'5" x 8'10" (4.4 x 2.7)
Central heating radiator, 2 double door wardrobe cupboards and shelving

Outside

BROADBAND & MOBILE
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor and in-home
O2 Good outdoor
Three Good outdoor
Vodafone Good outdoor, variable in-home

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

AGENT 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.





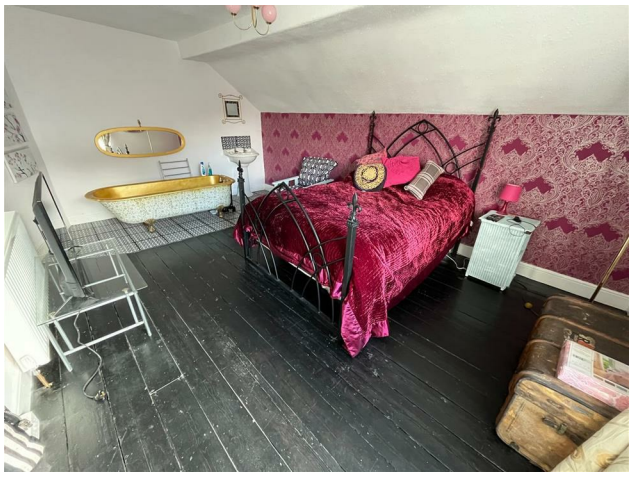










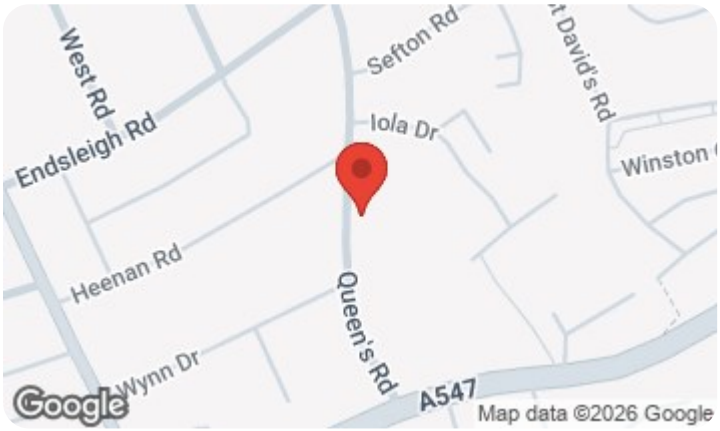


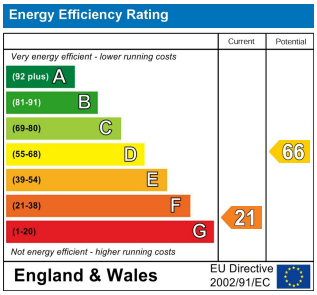


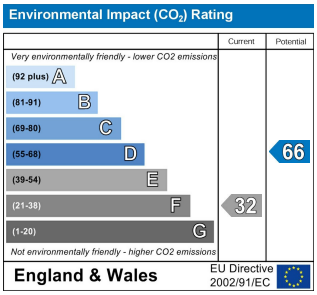












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