



STERLING

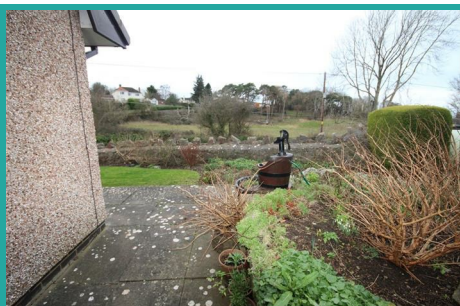
ESTATE AGENTS & VALUERS



Annedle Tan Y Graig Road, Llysfaen, Colwyn Bay LL29 8UD

Offers In The Region Of £219,500

A DETACHED DOUBLE FRONTED 2 BEDROOM BUNGALOW occupying a most delightful semi rural location between the villages of Old Colwyn and Llysfaen. Brick built with pebble dashed elevations beneath a tiled roof the bungalow stands slightly above road level enjoying a southerly aspect from the front elevations. With NO ONGOING CHAIN the accommodation comprises HALLWAY, LOUNGE, KITCHEN DINING, BATHROOM, GARAGE, LPG HEATING and DOUBLE GLAZING. Despite its country position the bungalow is not far from Old Colwyn village, Supermarket, and transport services. EPC F37 Potential D67 Ref CB7476



Entrance

Double glazed front door to Porch, coved ceilings, inner door to Hallway central heating radiator, coved ceilings, airing cupboard and gas central heating boiler

Double Aspect Lounge

15'8" x 14'9" (4.8 x 4.5)

Double glazed bay window, double glazed french doors to side garden, tiled fireplace and hearth with electric fire, coved ceilings, central heating radiator

Kitchen Dining Room

11'9" x 11'5" (3.6 x 3.5)

Stainless steel sink unit, 2 double glazed windows and back door, fitted base cupboards and drawers with wood trim work top surfaces, central heating radiator, tiled walls, wall units, 4 ring gas hob unit, built in electric oven, cooker extractor hood, plumbing for washing machine, larder cupboard

Bedroom 1

12'9" x 11'1" (3.9 x 3.4)

Central heating radiator, 2 double glazed windows

Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Central heating radiator, 2 double glazed windows

Bathroom

8'2" x 8'2" (2.5 x 2.5)

Panel bath, square shower cubicle and unit, pedestal wash hand basin, w.c, grey tiled walls and part upvc walls, double glazed, shaver point, central heating radiator

The Garage

Concrete sectional SINGLE GARAGE to the side of the bungalow, pebble dashed elevations, up and over door, useful Shed at the rear

The Gardens

Lovely easy to manage gardens to front and side laid to lawn with flower borders, side sitting area, LPG storage heating tank, concrete pathways

AGENTS NOTE

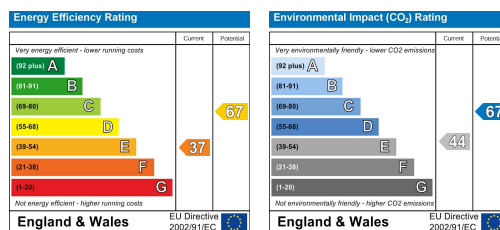
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