



STERLING

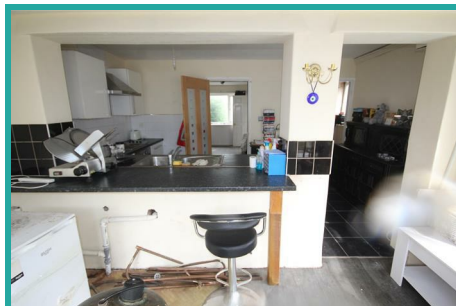
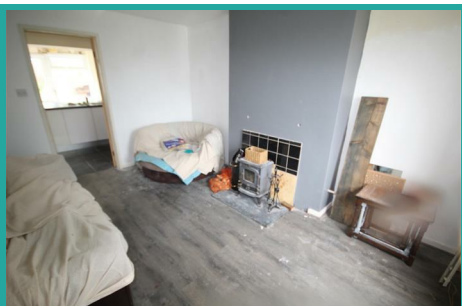
ESTATE AGENTS & VALUERS



88 Pentregwyddel Road, Llysfaen, Colwyn Bay LL29 8FD

Offers In The Region Of £129,950

A modern style 2 BEDROOM SEMI DETACHED HOUSE occupying a pleasant position on the outskirts of the village, opposite a children's play area and overlooking the distant sea views from upstairs. The house is in need of updating and repair to the kitchen extension roof but offers great potential. From the FRONT PORCH is the SMALL HALL, LOUNGE, LARGE KITCHEN DINING, 2 BEDROOMS & BATHROOM. Outside there is a SINGLE GARAGE and GARDENS front and rear. The windows are DOUBLE GLAZED. NO ONGOING CHAIN. Energy Rating 14G Potential 81B Ref CB7522



Front Porch

Inner door to Hall

Lounge

14'5" x 10'9" (4.4 x 3.3)

Double glazed, laminate flooring, wood burner

Extended Kitchen Dining Room

15'1" x 14'1" (4.6 x 4.3)

Stainless steel sink unit, tiled floor, base cupboards and drawers, black work top surfaces, built in electric hob unit and oven, wall cupboards, double glazed french doors to rear gardens, stainless steel cooker hood, under stairs cupboard, beamed ceilings

First Floor

Bedroom 1

11'5" x 10'9" (3.5 x 3.3)

Double glazed window, distant sea views, wardrobe cupboard, built in store cupboard

Bedroom 2

9'6" x 7'2" (2.9 x 2.2)

Double glazed

Bathroom

5'10" x 6'2" (1.8 x 1.9)

Panel bath, shower unit, pedestal wash hand basin, w.c, double glazed, half tiled walls

Outside

Paved driveway at the side of the house leading to the SINGLE CONCRETE SECTIONAL GARAGE, Ornamental rear garden and small private front garden

AGENTS NOTE

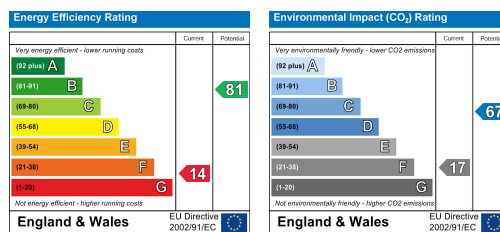
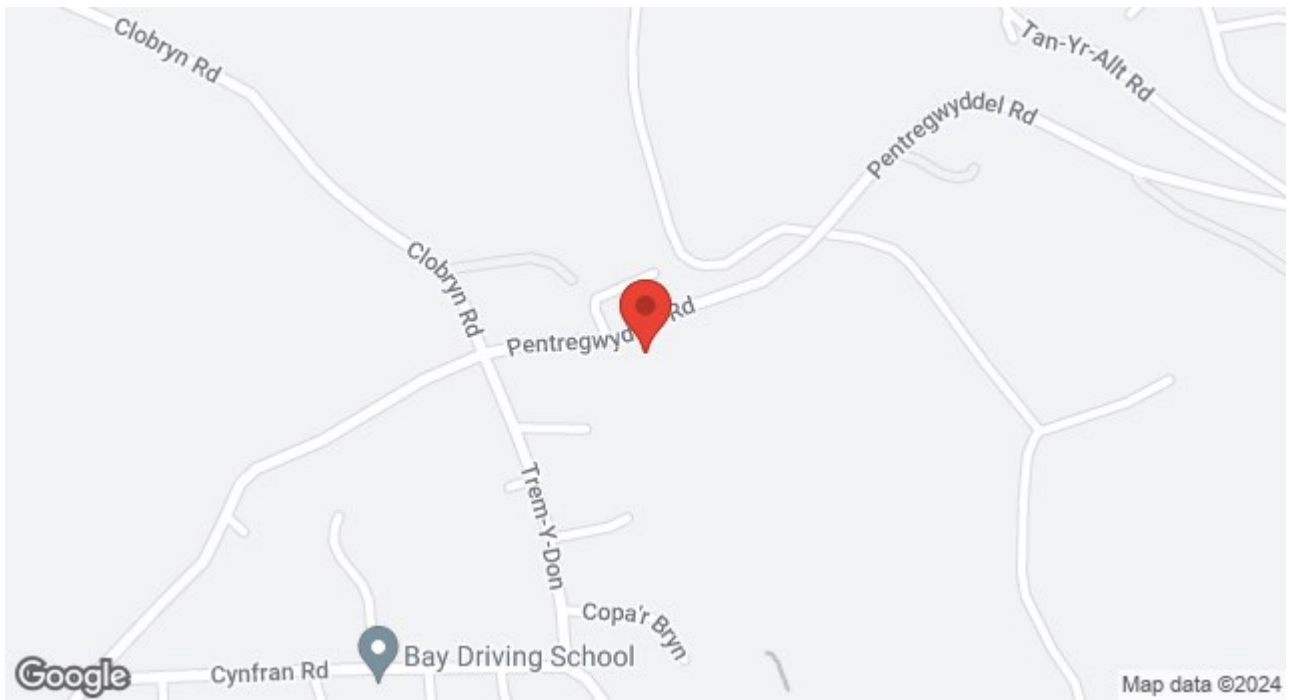
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