



**STERLING**

ESTATE AGENTS & VALUERS

**1 Bryn Ffynnon Terrace, Old Colwyn  
North Wales LL29 9NA**



**Asking Price £174,950**

## 1 Bryn Ffynnon Terrace, Old Colwyn, North Wales LL29 9NA

Located in the middle of the village with all the amenities on the door step, a lovely character END ROW 3 BEDROOM HOUSE of appeal which must be viewed to appreciate the spacious double size rooms. Possibly two separate cottages many years ago but knocked into one family home there is OFF ROAD PARKING in the front garden and there is a private gate at the back leading onto Wellington Road and a short cut to Aldi Supermarket. Briefly the accommodation affords FRONT PORCH, LARGE THROUGH LOUNGE, DINING ROOM, KITCHEN, 3 DOUBLE BEDROOMS, LARGE SHOWER ROOM, SUNNY FRONT GARDEN, GAS C.H, DOUBLE GLAZED. No ongoing chain and vacant possession. EPC D63 Potential B87 Ref 7589

### Front Porch

Tiled floor, inner door

### Large Through Lounge

23'7" x 11'9" (7.2 x 3.6)

Brick fireplace and side plinth, gas fire, 2 double glazed windows, 2 central heating radiators, coved ceilings

### Dining Room

12'9" x 11'9" (3.9 x 3.6)

Double glazed window, glazed double doors, coved ceilings, brick fireplace and side plinth, gas fire

### Kitchen

10'5" x 10'5" (3.2 x 3.2)

Oak style base cupboards and drawers with terrazzo effect work top surfaces, stainless steel sink unit, wall cupboards, tiled floor, double glazed, 4 ring gas hob unit, built in electric oven, cooker extractor hood, fridge and freezer, plumbing for washing machine, spice drawers, double glazed back door to rear garden

### First Floor

Landing central heating radiator

### Bedroom 1

12'9" x 8'10" (3.9 x 2.7)

Double glazed, central heating radiator, useful alcove

### Bedroom 2

10'9" x 7'6" (3.3 x 2.3)

Double glazed, central heating radiator

### Bedroom 3

12'5" x 11'5" (3.8 x 3.5)

Double glazed, central heating radiator, 4 door wardrobe unit, 2 single display units, chest of drawers

### Large Shower Room

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

Double door airing cupboard, Worcester gas central heating boiler, central heating radiator, double glazed, pedestal wash hand basin, w.c, double walk in shower cubicle and unit

### Outside

Lovely front sunny garden, Off Rad Parking for possibly two cars. Small rear ornamental garden with gate onto Wellington Road

### AGENTS NOTE

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.

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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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