

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







Asking Price £174,950

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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, DIINING 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

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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











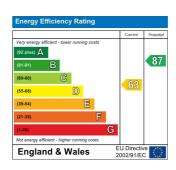


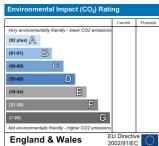












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