



STERLING

ESTATE AGENTS & VALUERS



12 Maes Madog, Old Colwyn, North Wales LL29 8LL

Asking Price £229,950

With vacant possession and NO ONGOING CHAIN a DETACHED 2 BEDROOM LINKED BUNGALOW set back from the road with fine views from the front elevation to the distant hillside, ready to walk into and recommended for viewing. The bungalow stands in private sunny rear gardens and is within half a mile of Old Colwyn village, access onto the A55 expressway at the Marine Hotel roundabout and near to Old Colwyn Golf Course. Briefly the accommodation affords HALL, LOUNGE, KITCHEN DINING, 2 BEDROOMS, WET ROOM, GARAGE and PARKING, GAS C.H, DOUBLE GLAZING. Energy Rating 63D Potential 86B Ref CB7611



Hall

Double glazed front door

Lounge

17'5 x 11'8 (5.31m x 3.56m)

Double glazed window to front aspect overlooking the fine hillside views, central heating radiator, coved ceilings, fireplace surround with marble inset and hearth, living flame gas fire

Kitchen Dining

13'6 x 11'6 and 8'4 (4.11m x 3.51m and 2.54m)

Stainless steel sink unit, cream base cupboard and drawers with wood grain style work top surfaces, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood and splash back, central heating radiator, coved ceilings, double glazed windows to front and side, the front looking towards the hillside views, double glazed back door

Inner Hall

Bedroom 1

12'7 x 11'6 (3.84m x 3.51m)

Double glazed, central heating radiator, coved ceilings

Bedroom 2

11'9 x 9'0 (3.58m x 2.74m)

Or could be used as an occasional garden lounge with double glazed french doors leading onto the south facing gardens, coved ceilings, central heating radiator

Wet Room

Shower unit with rain shower head over and hand held shower, vanity unit with w.c. and wash hand basin, chrome towel rail, partly tiled walls, non slip flooring, access to loft hatch, upvc walls in shower area

The Garage

16'9 x 8'6 (5.11m x 2.59m)

Driveway leading to the SINGLE GARAGE with up and over door, personal door at the rear. Ample parking and turning space on the driveway

The Gardens

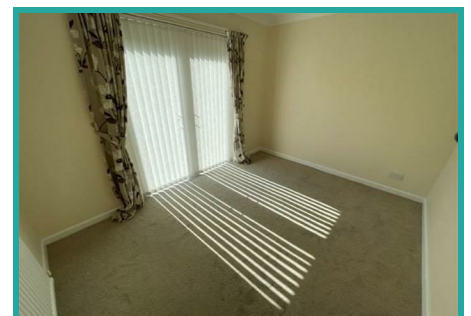
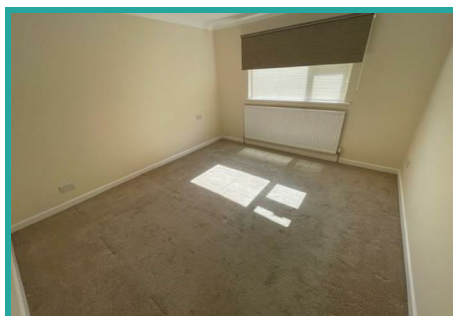
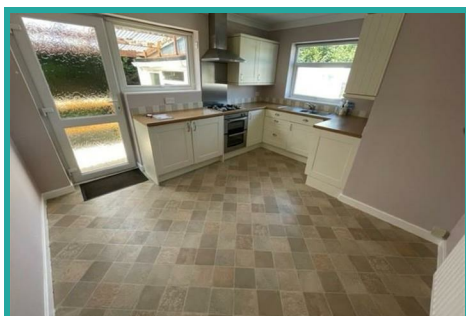
To the front of the house are 3 lawn areas, pathways to the side with lawn, flowering trees and stream running along the side boundary to the culvert. Private south facing rear garden with patio area and lawn

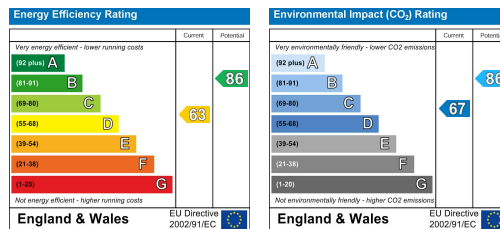
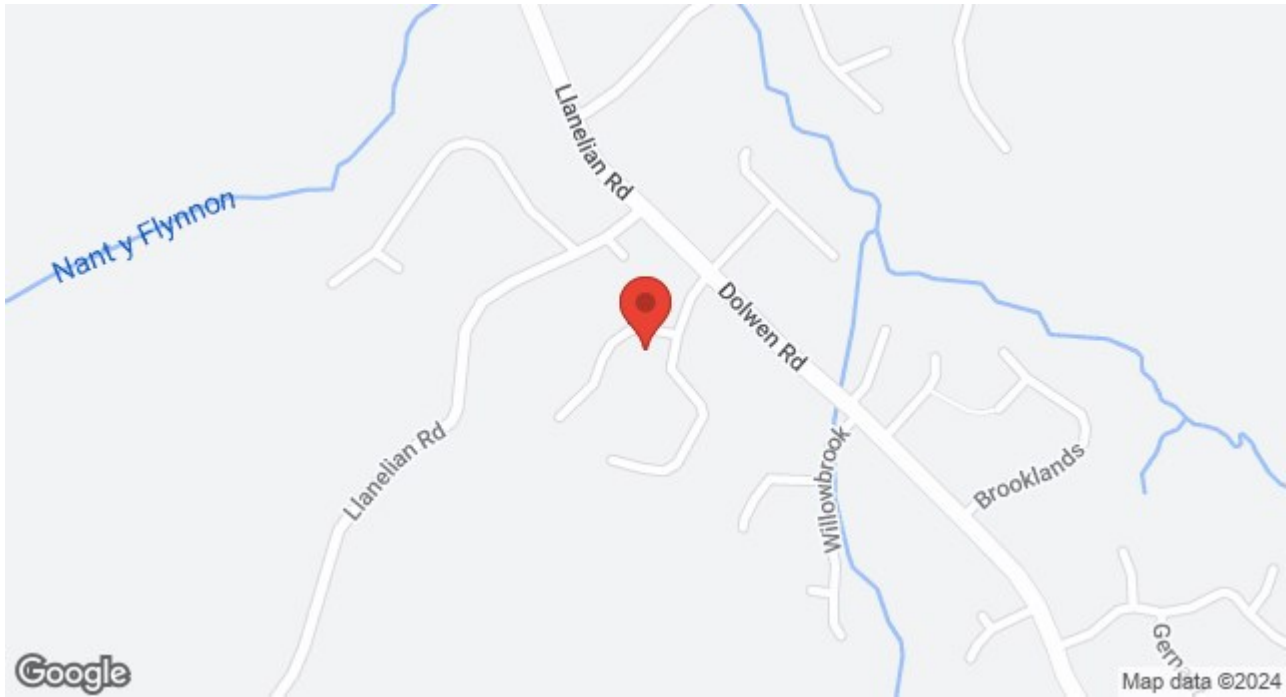
AGENTS NOTE

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