



**STERLING**

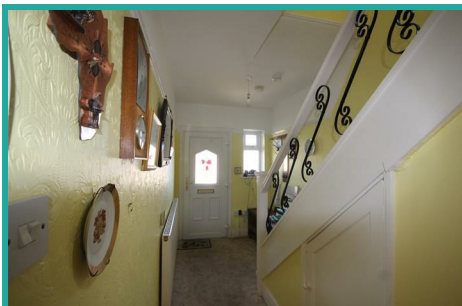
ESTATE AGENTS & VALUERS



## **Nairn 198 Llysfaen Road, Old Colwyn, North Wales LL29 9HS**

**Asking Price £215,000**

Located at the top end of Llysfaen Road near the junction with Highlands Road, a 3 BEDROOM SEMI DETACHED HOUSE of traditional style set in large south facing rear gardens. From the front of the house and in particular upstairs there are distant views out to the sea and coastline. In need of some cosmetic updating and redecoration the accommodation comprises HALL, CLOAKROOM, LARGE THROUGH LOUNGE & DINING ROOM, EXTENDED KITCHEN BREAKFAST ROOM, UPSTAIRS WET ROOM, GAS C.H, DOUBLE GLAZING, DRIVEWAY & PARKING, NO ONGOING CHAIN. Local bus services pass the door, Ysgol Penmaenrhos is down the road and Old Colwyn village a short distance away. EPC E51 Potential C71Ref CB7615



### Entrance

Double glazed front door to Hall, central heating radiator

### Cloakroom

With w.c, wash hand basin, double glazed

### Through Lounge Dining Room

22'5 x 12'6 (6.83m x 3.81m)

Double glazed bay window to front aspect, 2 central heating radiator, gas fire on hearth, coved ceilings, archway into the Dining, central heating radiator, coved ceilings, double glazed patio door to the gardens

### Extended Kitchen Breakfast Room

15'8 x 11'9 (4.78m x 3.58m)

Tiled floor and walls, base cupboards, double glazed and back door, plumbing for washing machine, gas central heating boiler, stainless steel sink unit

### First Floor

Stairway from the Hall to First Floor and Landing double glazed

### Bedroom 1

13'9 x 11'2 (4.19m x 3.40m)

Double glazed bay window to front aspect , distant sea views, central heating radiator, wardrobe unit with 3 sliding doors, central heating radiator

### Bedroom 2

12'11 x 10'3 (3.94m x 3.12m)

Double glazed window to rear garden aspect, wardrobe with 4 sliding doors, central heating radiator

### Bedroom 3

8'6 x 7'1 (2.59m x 2.16m)

Double glazed, central heating radiator

### Wet Room

9'3 x 8'1 (2.82m x 2.46m)

Shower unit, tiled walls, central heating radiator, double glazed, w.c, pedestal wash hand basin,, airing cupboard and radiator

### Outside

Driveway at the side of the house with off road parking, small front garden. Long south facing rear garden with lawns, flower borders and flowering trees, pathways, Summer House, Concrete Sectional Store, Greenhouse, at the top of the garden there is a useful store/workroom, fruit trees

### AGENTS NOTE

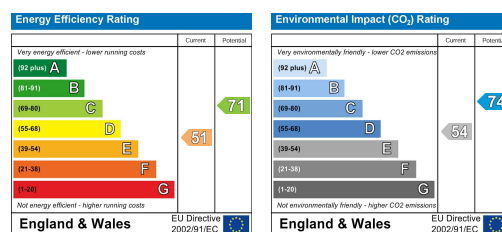
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#### AGENTS NOTES;

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