



STERLING

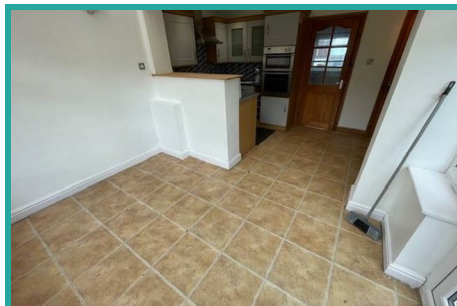
ESTATE AGENTS & VALUERS



32 Alltwen, Llysfan, Colwyn Bay LL29 8PG

Asking Price £154,950

A modern style 2 BEDROOM SEMI DETACHED HOUSE in the popular village of Llysfan with CONSERVATORY EXTENSION at the back of the house. The property is offered for sale with NO ONGOING CHAIN. The accommodation affords HALL - LOUNGE - FITTED KITCHEN DINER LEADING INTO THE CONSERVATORY - BATHROOM - DOUBLE GLAZING - LPG HEATING - GARDENS FRONT & REAR - DRIVEWAY, PARKING FOR 3 CARS and LARGE GARAGE/WORKROOM. The house is near to the village Primary School and Local Store. The village of Llysfan is pleasantly located inland from the coast between Colwyn Bay and Abergele. Awaiting EPC Ref CB7672



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance

Double glazed front door to Porch Hall, central heating radiator, double glazed

Lounge

14'9" x 10'5" (4.5 x 3.2)

Double glazed window to front aspect, central heating radiator, laminate flooring, pine style fireplace surround, marble back and hearth

Kitchen Dining

13'9" x 6'10" (4.2 x 2.1)

Stainless steel sink unit, base cupboards and drawers with blue marble style work top surfaces, wall cupboards, plumbing for washing machine, central heating radiator, under stairs cupboard, 4 ring gas hob unit, built in oven and cooker extractor hood

Conservatory

10'2" x 7'2" (3.1 x 2.2)

Brick lower walls, windows double glazed, access to rear gardens

First Floor

Landing

Bedroom 1

11'5" x 10'5" (3.5 x 3.2)

Built in wardrobe cupboard and airing cupboard housing the Ideal LPG central heating boiler, double glazed, central heating radiator

Bedroom 2

10'2" x 7'6" (3.1 x 2.3)

Double glazed, central heating radiator

Bathroom

6'10" x 5'10" (2.1 x 1.8)

Panel bath, pedestal wash hand basin, Redring shower, double glazed, tiled walls in cream and grey design, heated towel radiator

Outside

Driveway with off road parking for 3 cars leading to the CONCRETE SECTIONAL GARAGE with up and over door

The Gardens

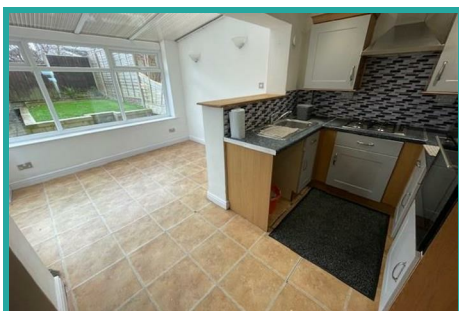
Private rear garden enclosed by fencing with patio and raised artificial grass area

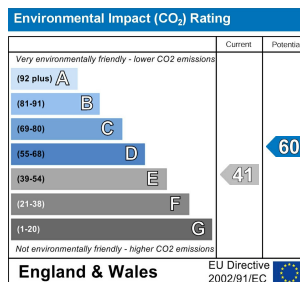
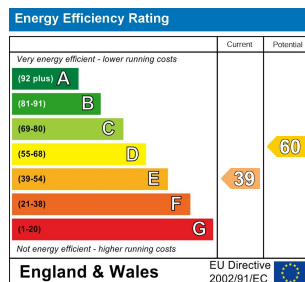
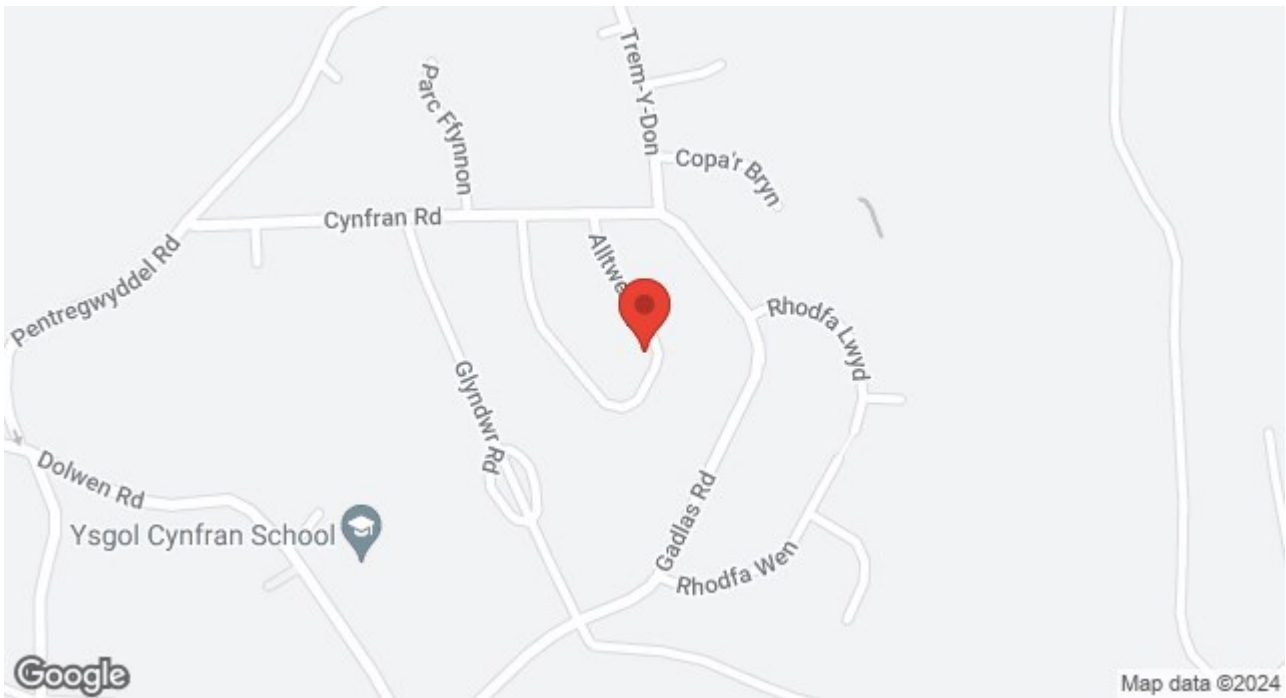
AGENTS NOTE

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.





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