



Bwthyn Erw Ysgaw
Llysfaen, Colwyn Bay LL29 8TF

£265,000



STERLING

ESTATE AGENTS & VALUERS

Located on the outskirts of the village, in enclosed stone boundary walls, a most charming DETACHED COTTAGE HOME of appeal and character. This lovely cosy home has been modernised and improved by the present owners, ready to walk into yet still retaining its features. Gable end to the road, the accommodation affords FRONT PORCH, LIVING ROOM, SITTING ROOM, FITTED KITCHEN DINING, 3 BEDROOMS. MODERN BATHROOM, LPG HEATING, DOUBLE GLAZING. Of particular note is the CAR PARKING BAY on the other side of the road providing parking for 2 cars. Despite its quiet village location the property is still only a short drive to the neighbouring towns and the A55. There is a local store and Primary School in the village. Energy Rating 1G Potential 66D Ref CB7711



Entrance Porch

Double glazed front door, tiled floor, 2 double glazed windows with radiator

Living Room 10'5" x 8'10" (3.2 x 2.7)

Brick open fireplace and slate hearth, radiator, double glazed window, beamed ceilings

Sitting Room 10'9" x 11'9" (3.3 x 3.6)

Central heating radiator, stone open fireplace and slate hearth, beamed ceilings, double glazed, log burner

Kitchen Dining Room 15'8" x 10'9" (4.8 x 3.3)

Range of pine style base cupboards and drawers with solid wood work top surfaces, 3 double glazed windows and stable door, tiled floor, 2 radiators, 2 larder cupboards housing the Logic gas central heating boiler, single drainer sink unit plumbing for washing machine, 4 ring gas hob unit, built in electric oven and dishwasher

First Floor

Long Landing, central heating radiator

Bedroom 1 10'5" x 9'6" (3.2 x 2.9)

Double glazed, central heating radiator

Bedroom 2 10'9" x 7'6" (3.3 x 2.3)

Central heating radiator, 3 double glazed windows

Bedroom 3 8'2" x 6'10" (2.5 x 2.1)

Double glazed, central heating radiator, double door wardrobe cupboard

Large Bathroom 7'2" x 6'9" (2.2 x 2.07)

Panel bath, fully plumbed shower, heated towel radiator, tiled floor and walls, wash hand basin, part panelled walls, w.c, double glazed

Outside Parking

Directly across the road is a car parking bay with enough space for 2 cars

The Gardens

The property stands in easy to manage gardens, laid to

lawn at the front with a flagged patio area to the side that opens into a suntrap courtyard for outside dining, all enclosed by natural stone walls.

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.







AGENTS NOTES;

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.

