



**STERLING**

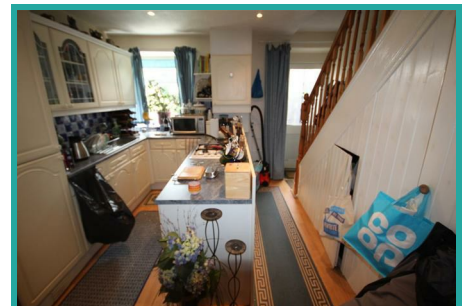
ESTATE AGENTS & VALUERS



**15 Pen Y Bryn, Old Colwyn, North Wales LL29 9UU**

**£129,950**

A MIDDLE ROW 2 BEDROOM STONE COTTAGE located on the level within a 'stones throw' of the village centre and amenities. The cottage has a cosy feel inside and there is a long private rear garden. briefly the accommodation affords LIVING ROOM, KITCHEN BREAKFAST, 2 BEDROOMS and SHOWER ROOM. The cottage is gas centrally heated and windows double glazed. Awaiting EPC Ref CB7714



## Entrance

Front door to small vestibule

## Living Room

12'1" x 11'9" (3.7 x 3.6)

Beamed ceilings, double glazed, fitted pine style cupboards and shelving, central heating radiator, brick fireplace with tiled back and living flame gas fire

## Kitchen Breakfast Room

12'1" x 12'1" (3.7 x 3.7)

Range of white bas cupboards and drawers with grey work top surfaces, peninsular cupboards housing the 4 ring gas hob unit, built in electric oven, under stairs cupboards, plumbing for washing machine, gas central heating boiler, fridge freezer

## First Floor

### Front Bedroom

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

Double glazed, central heating radiator

### Rear Bedroom

12'5" x 6'7" (3.8 x 2.01)

Double glazed, central heating radiator

### Shower Room

9'2" x 6'2" (2.8 x 1.9)

Quadrant shower room with seat, steam jets, w.c, wash hand basin, double glazed, heated towel radiator, mirror cabinet, store cupboard, tiled walls and plinth over stairs

## Outside

Long private rear garden and garden shed, personal gate to the rear lane

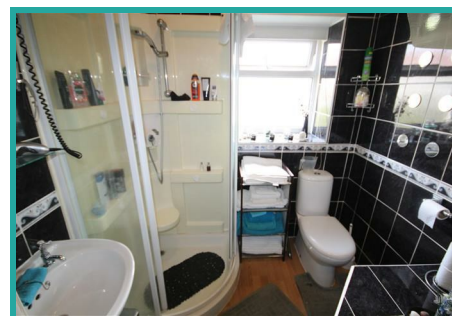
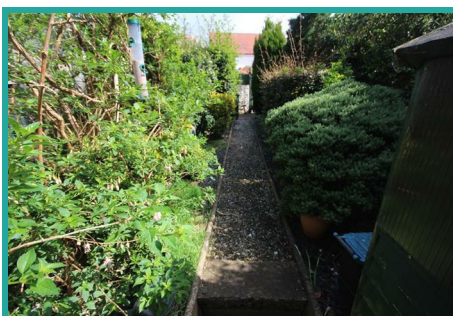
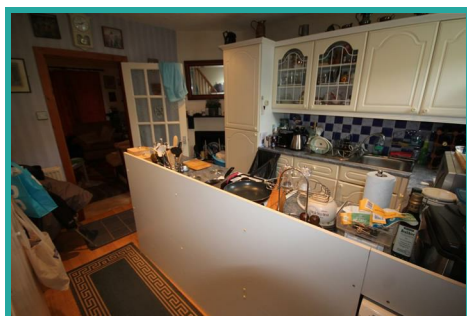
## AGENTS NOTE

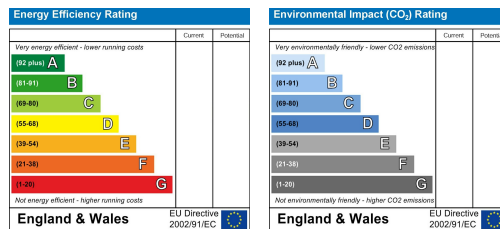
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**AGENTS NOTES;**

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