



STERLING

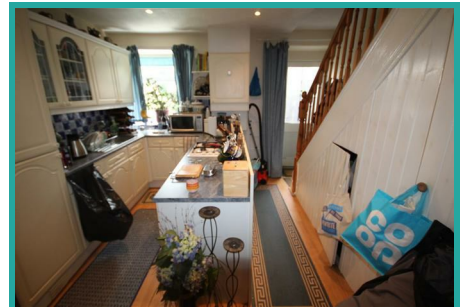
ESTATE AGENTS & VALUERS



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

Offers Over £120,000

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 Energy Rating D67 Potential B86. 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

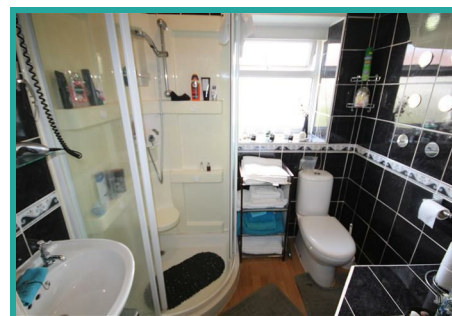
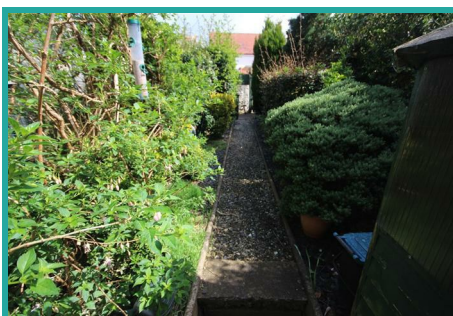
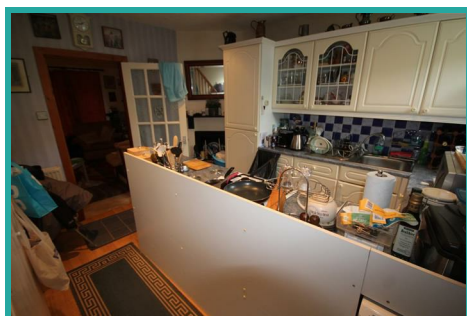
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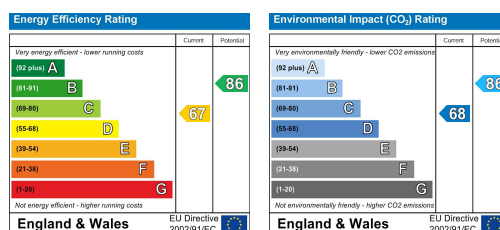
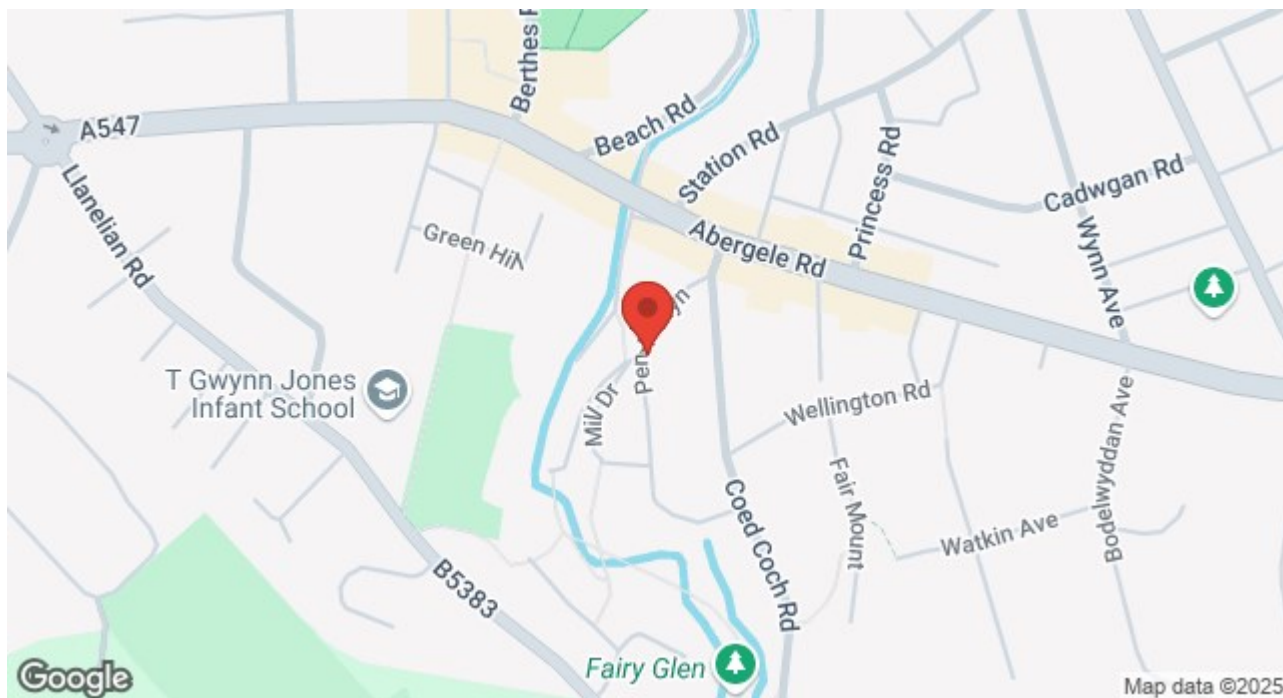
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AGENTS NOTES;

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