



STERLING

ESTATE AGENTS & VALUERS



60 Glyndwr Road, Llysfaen, Colwyn Bay LL29 8TA

£199,500

Ideal for a young family, this traditional style SEMI DETACHED HOUSE is situated in a popular road, on a bus route, just behind Llysfaen Junior School and set in large gardens to front and rear. Brick built with pebble dashed elevations beneath a tiled roof the accommodation provided in well presented, there is NO ONGOING CHAIN and affords HALL, LOUNGE, DINING ROOM, NEW KITCHEN, 3 BEDROOMS, MODERN BATHROOM, LONG DRIVEWAY, PRIVATE GARDENS, ELECTRIC HEATING and DOUBLE GLAZING. Energy Rating EPC 36F Potential 82B Ref CB7719



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Open Porch, double glazed front door

Hall

Electric radiator, meter cupboard

Lounge

11'6 x 11'4 (3.51m x 3.45m)

Double glazed bay window, electric radiator

Dining Room

12'1 x 10'5 (3.68m x 3.18m)

Double glazed french doors to rear gardens, electric radiator

New Fitted Kitchen

8'9 x 6'8 (2.67m x 2.03m)

Range of white base cupboards and drawers with black work top surfaces, double glazed, 4 ring electric hob unit, Hotpoint electric oven, cooker extractor hood, stainless steel sink unit

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

11'1 x 8'5 (3.38m x 2.57m)

Double glazed bay window, electric radiator

Bedroom 2

11'5 x 10'2 (3.48m x 3.10m)

Double glazed window, electric radiator

Bedroom 3

7'5 x 7 (2.26m x 2.13m)

Double glazed window, electric radiator

Bathroom

7'3 x 6'8 (2.21m x 2.03m)

New suite of panel bath, Triton shower, w.c, pedestal wash hand basin, double glazed, cylinder airing cupboard

Outside

Long driveway at the side of the house with plenty of OFF ROAD PARKING and space for a garage, subject to planning. Large gardens to the front private from the road with lawn and bushes. Large ornamental rear garden, again private, 2 garden sheds

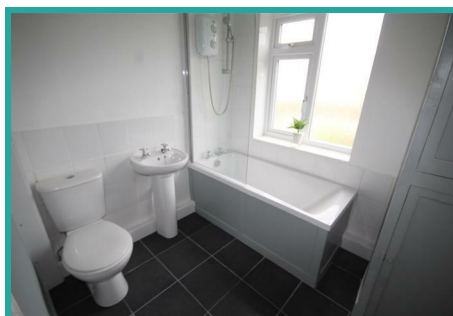
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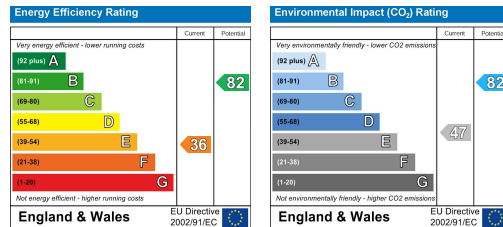
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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;

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