



12 Princess Road, Old Colwyn, Colwyn Bay LL29 9PS

£149,950

Just a short level walk to the village shops, bus services and Primary Schools, a MIDDLE ROW 3 BEDROOM HOUSE, probably built around the early 1900,s of red pressed brick beneath a slate roof. The accommodation provided is surprisingly spacious, ready for occupation as there is no ongoing chain and affords PORCH, HALLWAY, FRONT LOUNGE, DINING ROOM, LARGE KITCHEN BREAKFAST ROOM, SHOWER ROOM, FIRST FLOOR LANDING & BOX ROOM, 3 BEDROOMS, WET ROOM, REAR GARDEN & WORKROOM, GAS C.H to GROUND FLOOR, DOUBLE GLAZING. Awaiting EPC Ref CB7709



Entrance Porch

Double glazed front door, inner glazed door to

Hall

Central heating radiator, under stairs cupboard

Lounge

16'0" x 13'9" (4.9 x 4.2)

Natural stone fireplace and side plinth, gas fire, central heating radiator, double glazed bay window to front aspect, coved ceilings

Dining Sitting Room

12'5" x 10'5" (3.8 x 3.2)

Dado rail central heating radiator, double glazed, tiled fireplace and gas fire, 2 display cupboards and shelving

Large Kitchen Breakfast Room

16'8" x 10'2" (5.1 x 3.1)

Stainless steel sink unit, range of oak style base cupboards and drawers with cream tops, double glazed, 2 central heating radiators, wall units, tiled floor, glazed units, larder cupboard, beamed ceilings

Shower Room

Shower unit, w.c, ash hand basin, double glazed, tiled walls

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, useful Box Room

Bedroom 1

13'2" x 11'1" (4.02 x 3.4)

Double door wardrobe, pedestal wash hand basin, double glazed

Bedroom 2

12'5" x 9'10" (3.8 x 3.02)

Vanity wash hand basin, double glazed, gas central heating boiler, 2 double door wardrobe cupboards and top stores

Bedroom 3

9'6" x 5'2" (2.9 x 1.6)

Double glazed

Wet Room

8'10" x 7'2" (2.7 x 2.2)

Double glazed, walk in shower, central heating radiator, tiled walls, pine ceiling, central heating radiator, w.c, Dimplex heater

Outside

Walled rear garden, fish pond, useful workroom, rear gate

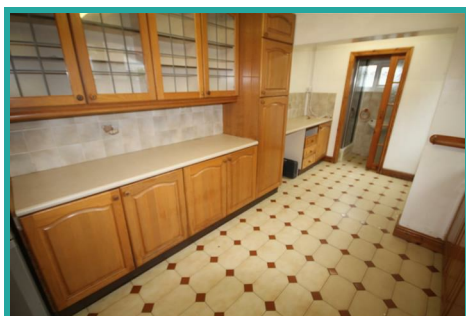
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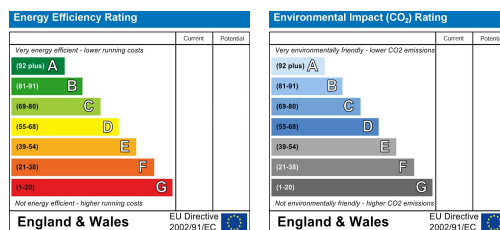
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