



**STERLING**

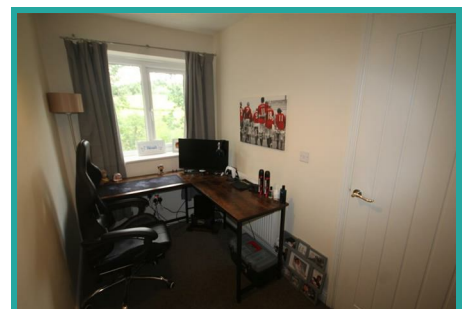
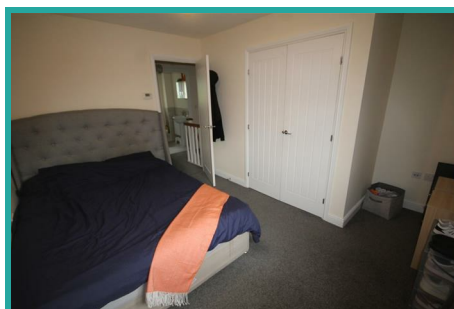
ESTATE AGENTS & VALUERS



**50 Bryn Y Mor, Old Colwyn, North Wales LL29 8UQ**

**Asking Price £159,950**

A 2 BEDROOM TOWN STYLE HOUSE, located on the popular development of Bryn y Mor, located on the outskirts of Old Colwyn on the fringe of open countryside. Old Colwyn village and access onto the A55 expressway is about a mile away. Old Colwyn Golf Course is also nearby. A great first time purchase, investment opportunity or someone looking to downsize. Briefly the property affords FRONT LOUNGE, CLOAKROOM, FITTED KITCHEN DINING ROOM and french doors into the gardens, FIRST FLOOR 2 BEDROOMS and BATHROOM. Outside there is PARKING for 2 CARS and FENCED REAR GARDEN. LEASEHOLD for 999 YEARS, COUNCIL TAX BAND C, Energy Rating 83B Potential 98A. Ref CB7698



33 Conway Road, Colwyn Bay, LL29 7AA

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

### Front Lounge

11'9" x 11'1" (3.6 x 3.4)

Double glazed, central heating radiator

### Cloakroom

W.C, pedestal wash hand basin, central heating radiator

### Fitted Kitchen Dining Room

11'9" x 8'2" (3.6 x 2.5)

Range of white base cupboards and drawers with black work top surfaces, double glazed window and french doors to rear gardens, tiled floor, gas central heating boiler, stainless steel splash back and cooker hood, 4 ring gas hob unit, built in electric oven, central heating radiator, pantry cupboard

### First Floor

Landing

### Bedroom 1

12'1" x 8'6" (3.7 x 2.6)

Central heating radiator, 2 double glazed windows, double door wardrobe

### Bedroom 2

10'9" x 5'2" (3.3 x 1.6)

Double glazed, central heating radiator

### Bathroom

5'10" x 5'2" (1.8 x 1.6)

Panel bath, pedestal wash hand basin, w.c, central heating radiator, part tiled, double glazed, shower unit

### Outside

Rear garden enclosed by fencing, pleasant wooded and hillside aspect, 2 car parking space at the front

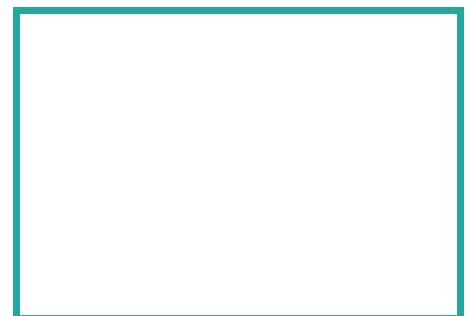
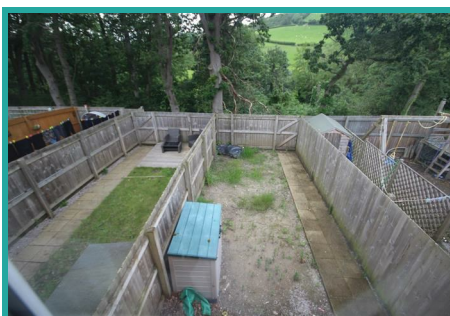
### AGENTS NOTE

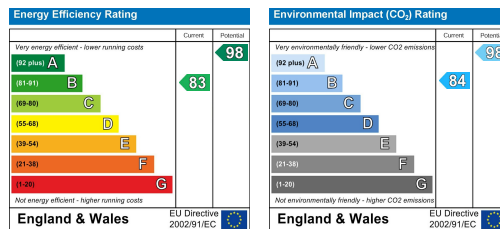
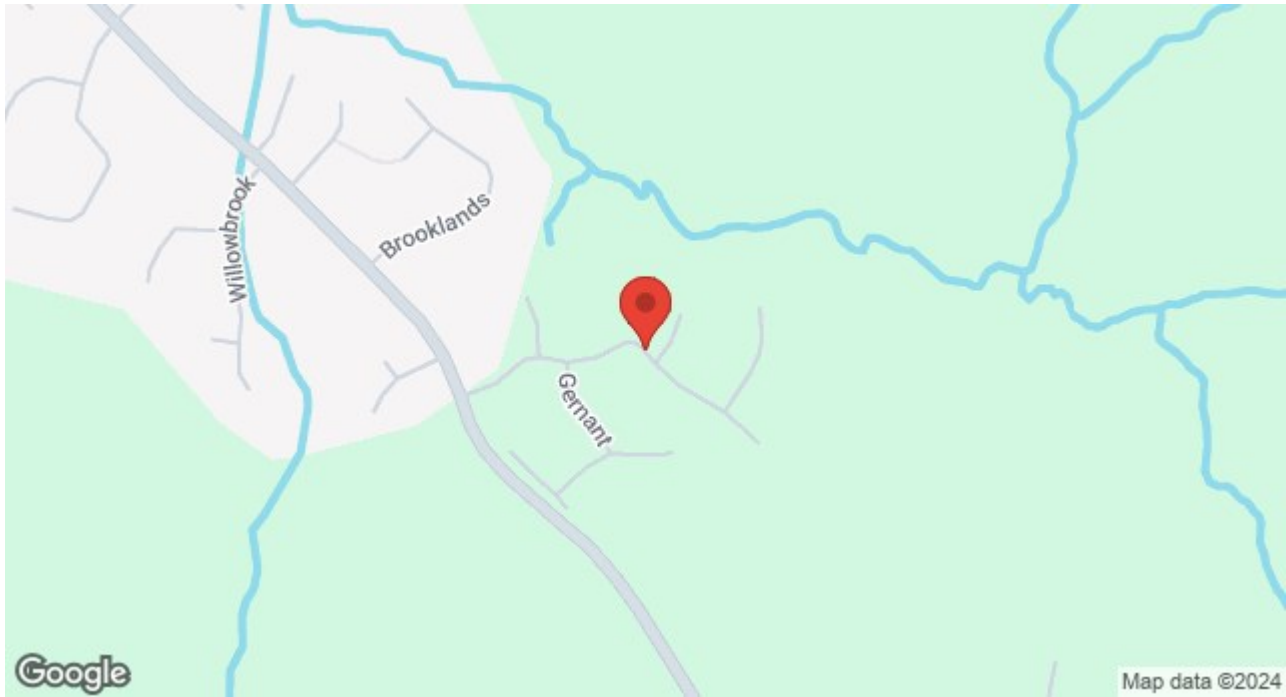
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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;**

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 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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 These sites could well find a buyer for your own home.



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