



**STERLING**

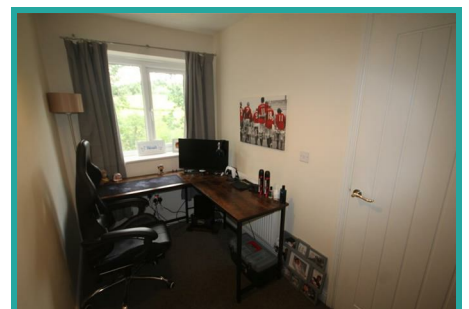
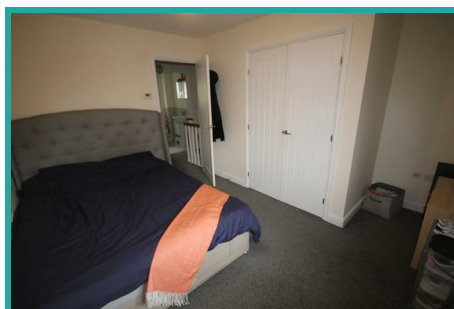
ESTATE AGENTS & VALUERS



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

**Asking Price £154,950**

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



### 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

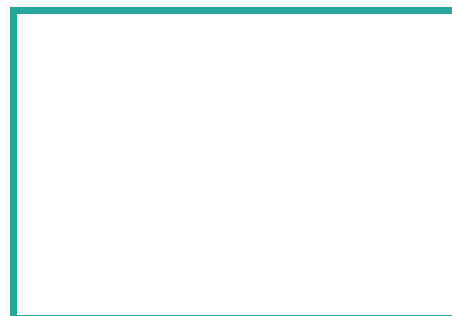
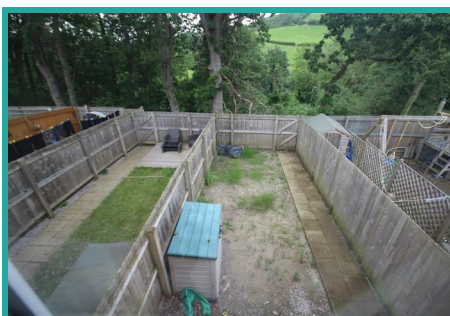
### AGENTS NOTE

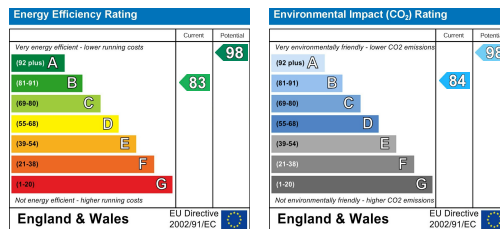
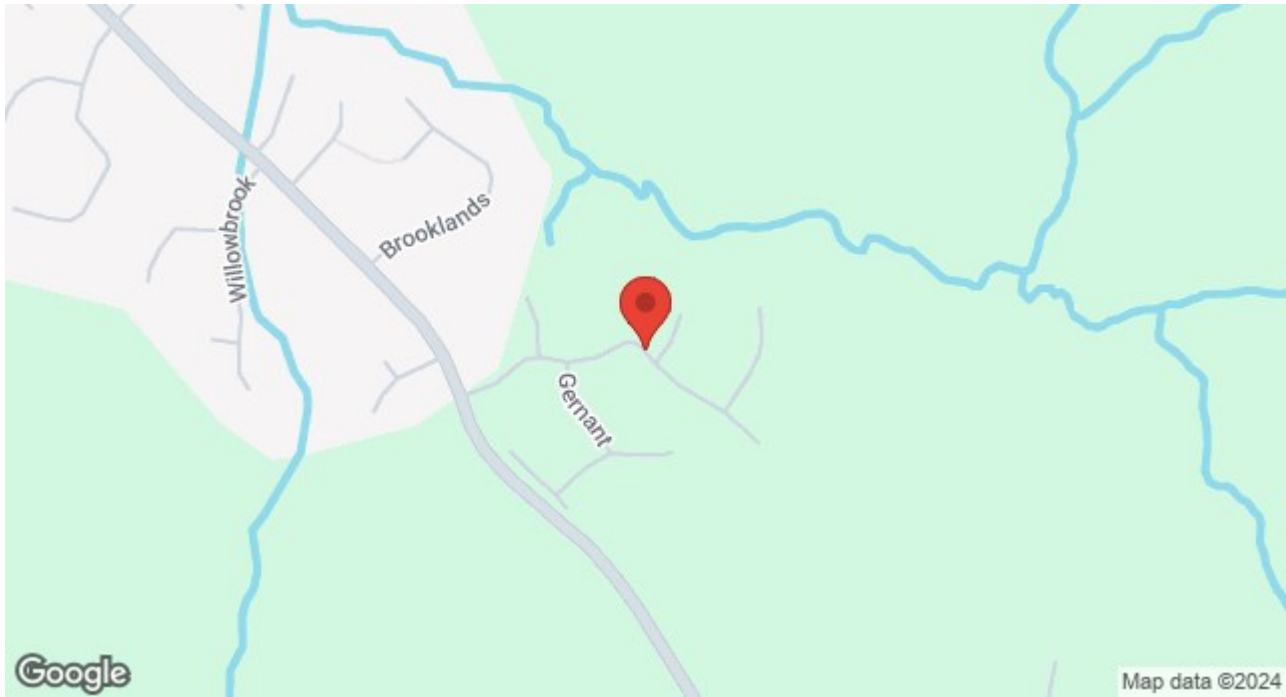
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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



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