



**STERLING**

ESTATE AGENTS & VALUERS

**68 Llanelian Road, Old Colwyn  
North Wales LL29 9UA**



**£325,000**

## 68 Llanelian Road, Old Colwyn, North Wales LL29 9UA

A truly outstanding DETACHED 3 BEDROOM BUNGALOW and INTEGRAL GARAGE which has been fully modernised and updated throughout which can only be appreciated by an internal inspection. The present vendors have tastefully decorated and appointed the interior to an exceptionally high standard resulting in a bungalow home ready to walk into. The bungalow is located at the top of a private drive with parking for 2-3 cars. Due to its elevated position there are fine views over the village and out to the sea from the front elevations. The rear gardens are private, sunny and low maintenance. Briefly the accommodation affords PORCH, RECEPTION HALL, CLOAKROOM, LARGE LOUNGE, NEW FITTED KITCHEN with INTEGRATED APPLIANCES, REAR PORCH & W.C, 3 BEDROOMS (1 COULD BE A DINING ROOM), NEW LUXURY BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. The bungalow is not far from Old Colwyn village and access onto the A55 expressway. Council Tax Band D. Energy Rating D58 Potential B83. Undoubtedly one of the nicest bungalows in the village. Ref CB7763

### Entrance

Concrete steps leading up to the FRONT BALCONY overlooking the fine views

### Front Porch

Double glazed front door, glazed inner door

### Reception Hall

14'1" x 9'2" (4.3 x 2.8)

Central heating radiator, store cupboard

### Lounge

15'8" x 15'1" (4.8 x 4.6)

Double glazed square bay window to front aspect overlooking the village and the sea in the distance, coved ceilings, double glazed side window, central heating radiator

### New Fitted Kitchen Breakfast Room

12'5" x 11'1" (3.8 x 3.4)

Range of cashmere design base cupboards and drawers with white quartz work top surfaces, integrated appliances of dishwasher, washer dryer, fridge freezer, 4 ring induction hob unit and built in oven, double glazed window to rear garden aspect, 2 larder cupboards, stainless steel cooker hood, modern vertical central heating radiator, store cupboard housing the gas central heating boiler

### Rear Porch

Double glazed back door

### Cloakroom

Newly fitted with w.c, wash hand basin, double glazed, half panelled walls

### Bedroom 1

12'5" x 11'9" (3.8 x 3.6)

Double glazed window to front aspect overlooking the village views and out to sea, central heating radiator, 2 double door wardrobe units

### Bedroom 2

12'9" x 11'5" (3.9 x 3.5)

Double glazed window to private rear garden aspect, central heating radiator

### Bedroom 3

9'2" x 8'10" (2.8 x 2.7)

Central heating radiator, 2 double glazed windows. This room can also be used as a dining room if required

### New Luxury Bathroom

8'10" x 7'10" (2.7 x 2.4)

Beautifully appointed with white suite of panel bath, shower unit and screen, heated towel radiator, half tiled walls in grey, w.c, wash hand basin,, double glazed window

### The Garage

Integral single garage with up and over door, power & light laid on

### The Gardens

The bungalow is set at the top of a private drive where there is parking for 2-3 cars and turning area. The rear garden is ornamental, sunny and private laid with chippings, pathways,

### 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

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC | 65        |

#### AGENTS NOTES;

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