



STERLING

ESTATE AGENTS & VALUERS

**74 Pentregwyddel Road, Llysfaen
Colwyn Bay LL29 8FD**



£220,000

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Occupying a lovely position on the outskirts of the village, having an open aspect at the front opposite fields and distant views out to the sea and coastline, a DETACHED 3 BEDROOM HOUSE of modern style. The village of Llysfaen, is located inland between the towns of Abergele and Colwyn Bay. There is a Primary School, local Store and bus services and is a few minutes drive onto the A55 expressway. Briefly the accommodation comprises FRONT PORCH, LARGE THROUGH LOUNGE DINING ROOM, CONSERVATORY, KITCHEN, EN SUITE SHOWER TO BEDROOM 1, FAMILY BATHROOM, LPG HEATING, DOUBLE GLAZING, GARAGE GARDENS FRONT & REAR. Energy Rating 57D Potential 66D. Council Tax Band D. Freehold. Ref CB7784

Entrance Porch

Double glazed front door

Large Through Lounge & Dining Room

19'4" x 10'9" (5.9 x 3.3)

Double glazed square bay window to front aspect, central heating radiator, laminate flooring, white marble decorative fireplace and hearth, the Dining Room has a central heating radiator, coved ceilings, laminate flooring, double glazed sliding patio doors to conservatory

Conservatory

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

Lower walls brick, windows double glazed, access to rear gardens

Kitchen

9'2" x 7'6" (2.8 x 2.3)

Stainless steel sink unit, wall and base cupboards in white with black work top surfaces, 4 ring electric hob unit and built in electric oven, stainless steel cooker hood, LPG central heating boiler

Under Stairs Pantry Store

Plumbing for washing machine

First Floor

Landing, double glazed, central heating radiator, laminate flooring

Bedroom 1

13'5" x 10'9" (4.1 x 3.3)

Double glazed window to front aspect overlooking the open views to the sea and coastline, central heating radiator, laminate flooring

En Suite Shower

Shower cubicle and unit, wash hand basin, w.c, shaver point, double glazed window, tiled walls

Bedroom 2

11'5" x 7'10" (3.5 x 2.4)

Double glazed, central heating radiator

Bedroom 3

13'5" x 8'2" (4.1 x 2.5)

Double glazed window to front aspect, central heating radiator

Barhroom

10'9" x 7'2" (3.3 x 2.2)

Jacuzzi bath, pedestal wash hand basin, w.c, black and grey design tiled walls double glazed, central heating radiator, linen cupboard

The Garage

13'9" x 7'10" (4.19m x 2.39m)

Integral garage with up and over door, parking on driveway

The Gardens

Small lawn front garden. Rear garden enclosed by fencing partly laid with artificial grass and a patio area

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.





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	57	66
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	61	66
	EU Directive 2002/91/EC	

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