



STERLING

ESTATE AGENTS & VALUERS

**2 Bryn Gwylan Dolwen Road, Llysfaen
Colwyn Bay LL29 8BJ**



£164,950

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One of the nicest **STONE COTTAGES** in the area, beautifully updated and improved yet still retaining its character interior. The cottage is set slightly above road level on the outskirts of the village from where there are glorious views over the countryside and distant hills. Highly recommended for viewing the accommodation briefly affords **FRONT LIVING ROOM** with stone fireplace and log burner, **FITTED KITCHEN**, **FIRST FLOOR 2 BEDROOMS** and **MODERN WHIRLPOOL BATHROOM**. The rear gardens extends up the natural rock-line and the vendors have constructed a timber staircase up to the **DECKING SITTING AREA**. The cottage is double glazed, heating is by **LPG** and has solar panels installed. There is a local store and Primary School in the village while the **A55** and neighbouring coastal towns within a short drive away. **Energy Rating 60D Potential 77C** The property can be sold fully furnished if required. Ref **CB7707**

Entrance

Double glazed front door

Living Room

14'5" x 11'1" (4.4 x 3.4)

Double glazed window to front aspect overlooking the lovely views, victorian style central heating radiator, coved and artexed ceilings, stone fireplace and hearth with log burner, electric meter box, 'Chevron' pattern tiled floor

Kitchen Breakfast Room

10'9" x 10'5" (3.3 x 3.2)

Single drainer sink unit, range of grey design base cupboards and drawers with wood strip effect work top surfaces, slate tiled floor, built in dishwasher, plumbing for washing machine, 4 ring electric hob unit, built in oven, LPG central heating boiler, cooker extractor hood, double glazed window and back door, victorian style central heating radiator

First Floor

Bedroom 1

12'1" x 10'0" (3.7 x 3.06)

Double glazed window to front aspect overlooking the country views, central heating radiator

Bedroom 2

7'10" x 6'9" (2.4 x 2.07)

Double glazed, central heating radiator

Modern Bathroom

10'2" x 4'3" (3.1 x 1.3)

Vanity wash hand basin, Whirlpool bath, victorian style central heating radiator, shower unit and screen, w.c, double glazed, marble effect tiled walls, illuminated vanity mirror, panelled and tiled walls

Outside

Walled front garden above the road providing an ideal sitting area overlooking the lovely country views. The rear garden extends up the natural rock-line with a tow part staircase leading up to the **DECKING BALCONY** enclosed by timber fencing. The gardens extends further behind the decking with scope to enlarge the sitting area or landscaping. The views would look over the roof line to the glorious hills and countryside

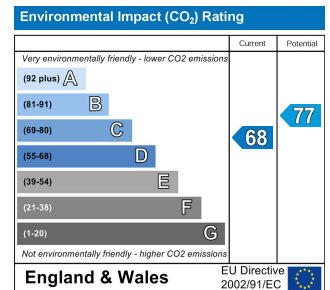
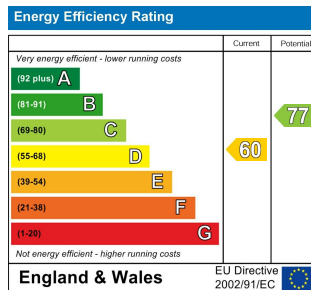
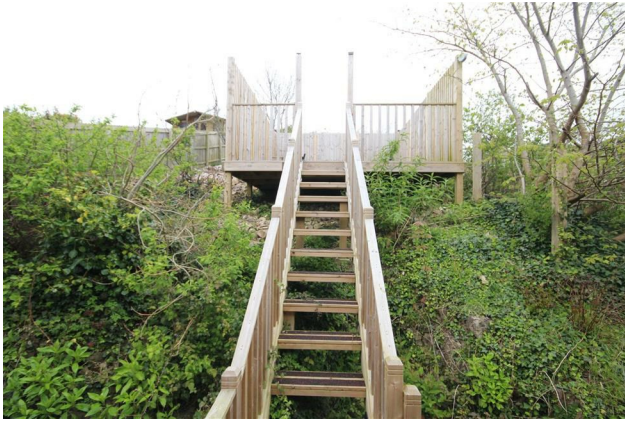
AGENTS NOTE

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.





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