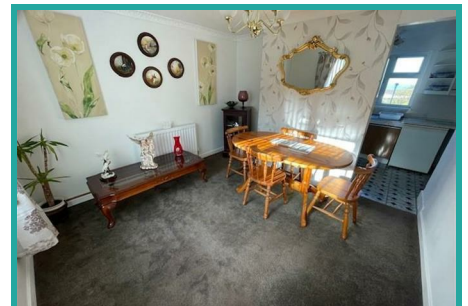




13 Ffordd Y Graig, Old Colwyn, North Wales LL29 9HR

£185,000

Located off LLysfaen Road on the outskirts of the village, a post war SEMI DETACHED 3 BEDROOM HOUSE with OFF ROAD PARKING and LARGE REAR GARDEN. The house is in a cul de sac of similar houses near to Ysgol Penmaenrhos Primary School and local bus services. With vacant possession and NO ONGONG CHAIN the well maintained accommodation affords HALL, DOUBLE ASPECT LOUNGE & DINING ROOM, KITCHEN, COVERED PASSAGEWAY & UTILITY STORE ROOM, BATHROOM, GAS C.H, DOUBLE GLAZING. The house is within a short drive to Colwyn Bay town centre and access onto the A55. Council Tax Band C. EPC 68D 84B Freehold. Ref CB7817



Entrance

Double glazed front door to Hall

Double Aspect Lounge

17'4" x 11'9" (5.3 x 3.6)

Double glazed patio doors leading onto the rear gardens, distant sea views, double glazed window to front aspect, stone fireplace and hearth, gas fire fitted, coved ceilings, central heating radiator

Dining Room

10'5" x 9'10" (3.2 x 3.01)

Central heating radiator, double glazed window, decorative coving

Kitchen

13'9" x 5'2" (4.2 x 1.6)

Galley style with base cupboards and wall units, stainless steel sink unit, plumbing for washing machine, under stairs area

Covered Passageway

Double glazed door to front and rear, double glazed window, walk in store

Utility Work Room

13'9" x 10'2" (4.2 x 3.1)

First Floor

Stairway from Hall to First Floor and Landing, central heating radiator, double glazed, double door cupboard

Bedroom 1

10'5" x 9'11" (3.2 x 3.03)

Double glazed window to front aspect, central heating radiator, wardrobe alcove, louvre door cupboard

Bedroom 2

11'9" x 8'10" (3.6 x 2.7)

Double glazed, central heating radiator, wardrobe alcove

Bedroom 3

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

Double glazed, central heating radiator

Bathroom

6'10" x 5'2" (2.1 x 1.6)

Panel bath, wash hand basin, w.c, double glazed, part tiled walls, shower unit

Outside

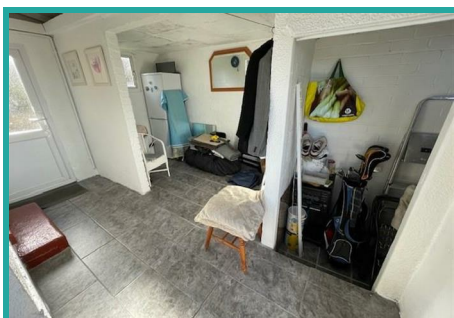
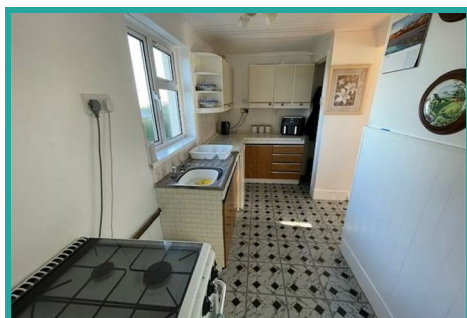
Driveway with OFF ROAD PARKING. Lawn garden at the front with borders. Long rear garden with two lawns, centre pathway, Garden Shed

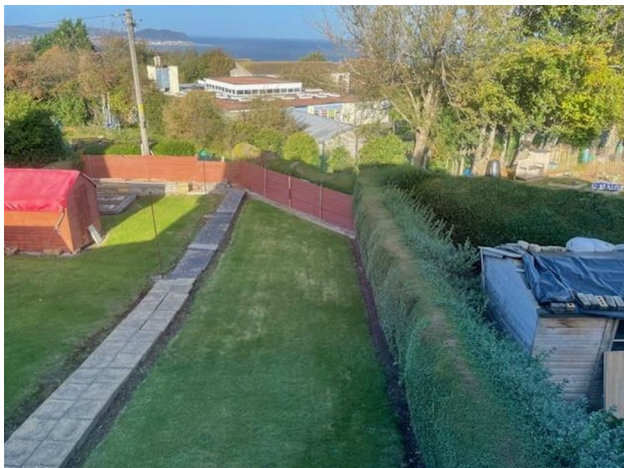
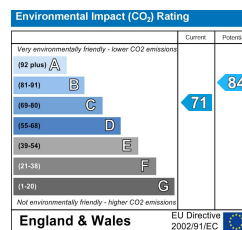
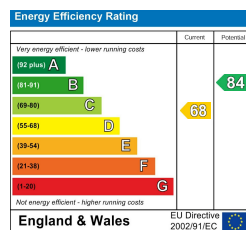
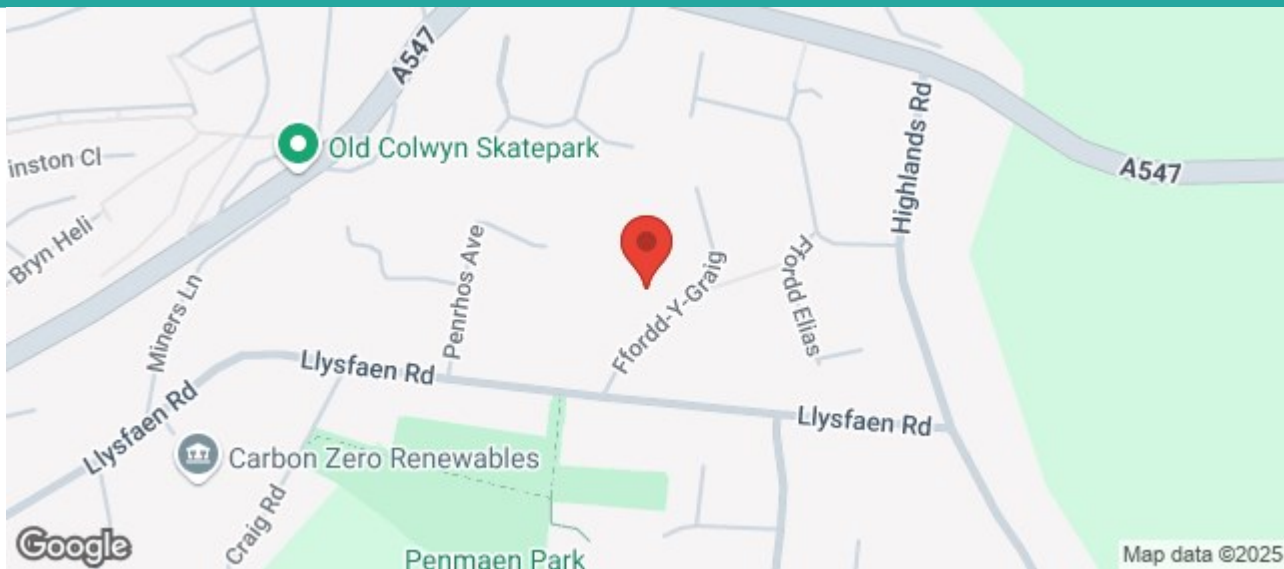
AGENTS NOTE

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

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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