

**4 Gwynfryn Terrace, Llysfaen
Colwyn Bay LL29 8FH**



£149,950

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A particularly appealing END OF ROW 3 BEDROOM COTTAGE with wide driveway and plenty of OFF ROAD PARKING, LARGE REAR GARDEN and of particular interest an extra PARCEL OF GARDEN LAND at the end of the row. On the outskirts of the village and set well back from the road the accommodation briefly comprises FRONT PORCH, LIVING ROOM, KITCHEN DINER, GROUND FLOOR BEDROOM & BATHROOM, 2 FIRST FLOOR BEDROOMS. ELECTRIC HEATING & DOUBLE GLAZING. Opposite the cottage is a children's play area, Ysgol Cynfran School & Local Store are not far away. Energy Rating F31 Potential C71 Council Tax Band C. Freehold. Ref CB7822

Front Porch

Double glazed inner door

Living Room

13'1" x 11'1" (4.01 x 3.4)

Night storage heater, double glazed window, radiator, open coal fireplace

Ground Floor Bedroom

9'6" x 9'2" (2.9 x 2.8)

Double glazed, night storage heater, wardrobe cupboard

Ground Floor Bathroom

9'6" x 6'6" (2.9 x 2)

Panel bath, wash hand basin, w.c, central heating radiator, double glazed

Kitchen

12'9" x 12'1" (3.9 x 3.7)

Quarry tiled floor, stainless steel sink unit, Rayburn Royal cooking range, cylinder airing cupboard

Rear Utility Porch

7'6" x 5'2" (2.3 x 1.6)

Brick lower walls, double glazed door to gardens

First Floor

Front Bedroom

12'9" x 11'1" (3.9 x 3.4)

Double glazed, night storage heater

Rear Bedroom

12'1" x 4'11" (3.7 x 1.5)

Double glazed, night storage heater

Outside

Wide driveway at the side of the cottage providing plenty of OFF ROAD PARKING. There is pedestrian right of way between the cottage and the garden

The Gardens

Lawn at the front enclosed by stone boundary walls. Large rear garden, partly paved, plants, bushes and pond. At the other end of the terrace is an extra parcel of belonging to No 4, although rather overgrown, would make an additional garden area or vegetable plot

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

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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	31	71
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	35	71
EU Directive 2002/91/EC		

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