



**STERLING**

ESTATE AGENTS & VALUERS

## **3 Sea View Cottages Bron Y Llan Road, Llysfaen Colwyn Bay LL29 8TT**



**Asking Price £148,950**

### 3 Sea View Cottages Bron Y Llan Road, Llysfaen, Colwyn Bay LL29 8TT

A lovely character END OF ROW stone COTTAGE located at the end of a small private driveway, away from it all. With vacant possession and NO ONGOING CHAIN the accommodation affords FRONT CONSERVATORY PORCH, LIVING ROOM, REAR HALL, FITTED KITCHEN BREAKFAST, GROUND FLOOR BATHROOM, FIRST FLOOR 2 BEDROOMS. Outside there is a paved sitting area with pergola, private and sheltered. The cottage has LPG Heating and windows Double Glazed. There are also solar panels installed. Energy Rating 40E Potential 109A. Council Tax Band C. Freehold Ref CB7825

#### Entrance Conservatory Porch

11'9 x 4'9 (3.58m x 1.45m)

Double glazed, double glazed inner door to

#### Living Room

12'3 x 11'9 (3.73m x 3.58m)

Central heating radiator, double glazed, laminate flooring, beamed ceiling, fireplace and side stone plinth, fitted shelving

#### Rear Hall

Ideal LPG central heating boiler, double glazed back door

#### Kitchen Breakfast Room

12'5 x 8'6 (3.78m x 2.59m)

Oak style base cupboards and drawers, stainless steel sink unit, plumbing for washing machine, work top surfaces, double glazed window, beamed ceilings, central heating radiator, 4 ring electric hob unit, electric oven, cooker extractor hood

#### Ground Floor Bathroom

6'2 x 6 (1.88m x 1.83m)

Panel bath, pedestal wash hand basin, w.c, grey tiled walls, heated towel radiator, double glazed, shower unit, tiled floor

#### First Floor

##### Bedroom 1

12'2 x 11'9 (3.71m x 3.58m)

Double glazed window, central heating radiator and cabinet

##### Bedroom 2

12'5 x 8'9 (3.78m x 2.67m)

Double glazed, central heating radiator, cylinder airing cupboard

#### Outside

Lovely private patio area at the back of the cottage with pergola, covered store, side pathway, brick store

#### 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

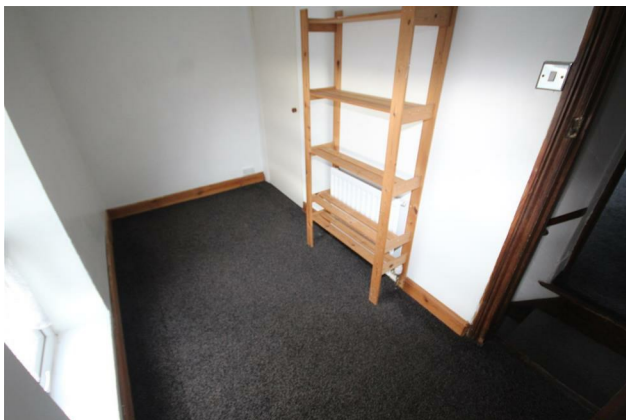
well find a buyer for your own home.

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	40	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	67	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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