



STERLING

ESTATE AGENTS & VALUERS

**Delfryn 75 Llysfaen Road, Old Colwyn
North Wales LL29 9HH**



£264,950

Delfryn 75 Llysfaen Road, Old Colwyn, North Wales LL29 9HH

Situated down a small private drive off LLysfaen Road and older style DETACHED 3 BEDROOM HOUSE with OFF ROAD PARKING for 2 CARS. The house has been extended onto the rear elevation and there are far reaching views over the village, along the coastline and out to the sea. Brick built with pebble dashed elevations the accommodation briefly affords FRONT PORCH, HALL, LOUNGE, DINING ROOM, KITCHEN, BATHROOM, LARGE REAR GARDEN, GAS C.H, DOUBLE GLAZING. Around the corner is Ysgol Penmaenrhos Rhos Junior School, local bus service run along LLysfaen Road and Old Colwyn village a short distance away. Energy Rating 52E Potential 83B. Council Tax Band D. Freehold. Ref CB7818

Double Glazed Front Porch

Double glazed inner door to Hall, central heating radiator, coved ceilings, under stairs cupboard

Agents on 01492-534477 e mail

sales@sterlingestates.co.uk and web site

www.sterlingestates.co.uk

Lounge

14'5" x 10'9" (4.4 x 3.3)

Marble fireplace, living flame gas fire, double glazed bay window, central heating radiator, coved ceilings

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.

Large Dining Room

18'4" x 11'1" (5.6 x 3.4)

Dado rail, 2 double glazed windows, 2 central heating radiators

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.

Extended Kitchen

11'9" x 9'2" (3.6 x 2.8)

Stainless steel sink unit, base cupboards and drawers with work top surfaces, tiled floor, double glazed window overlooking the garden and coastal views, plumbing for washing machine, wall cupboards, central heating radiator, cooker extractor hood

First Floor

Bedroom 1

11'9" x 10'9" (3.6 x 3.3)

double glazed, central heating radiator

Bedroom 2

11'1" x 8'10" (3.4 x 2.7)

Double glazed, central heating radiator, panoramic coastal views

Bedroom 3

7'2" x 5'10" (2.2 x 1.8)

Double glazed, central heating radiator, wardrobe unit, panoramic coastal views

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Panel bath, shower unit, pedestal wash hand basin, w.c, double glazed, heated towel radiator, part tiled walls, tall cupboard housing the gas central heating boiler, vanity cupboard

Outside

At the front of the house is a concrete forecourt providing parking for 2-3 cars, built onto the side of the house is a large Garden Store. At the back of the house is a timber decking area and balustrading and lawn with garden shed. From the rear garden there are panoramic coastal views

AGENT NOTE

Viewing Arrangements By appointment with Sterling Estate



75 Llysfaen Road, Old Colwyn, LL29 9HH

Approximate Gross Internal Area = 89.7 sq m / 965 sq ft
(Excluding Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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	53	82
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	55	82
EU Directive 2002/91/EC		

AGENTS NOTES;

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