

**15 Llanelian Heights, Old Colwyn
North Wales LL29 8YB**



£249,950

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In a cul-de-sac off the approach road to Llanelian village, a DETACHED 3 BEDROOM BUNGALOW with INTEGRAL GARAGE. In an elevated position there are fine views from the front of the bungalow and the side over the village, Golf Course and out to the sea. Brick built with pebble dashed elevations beneath a tiled roof the accommodation affords PORCH, L SHAPED HALLWAY, CLOAKROOM, LARGE LOUNGE, EXTENDED KITCHEN DINING ROOM, WALK IN WET ROOM, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. The bungalow is about a mile from the Marine Hotel roundabout and access onto the A55. The village and Colwyn Bay town centre are within easy reach. Energy Rating D58 Potential C79 Council Tax Band D. Freehold. Ref CB7828

Entrance Porch

Double glazed Everest front door, tiled floor, double glazed inner door

L Shaped Hallway

21'7" x 3'7" and 13'1" (6.6 x 1.11 and 4.01)

Central heating radiator, glazed wall mounted display cabinet and shelving, coved ceilings, access to loft, cylinder airing cupboard, 3 door wardrobe cupboard

Cloakroom

W.C, wash hand basin, half tiled, double glazed, coved ceilings

Large Lounge

15'1" x 12'9" (4.6 x 3.9)

Double glazed picture window to front aspect overlooking the lovely views over the village, golf course to the sea, coved and artexed ceilings, marble fireplace and hearth, living flame gas fire installed 2 years ago, central heating radiator

Extended Kitchen Dining Room

10'9" x 9'10" and 12'1" x 10'2" (3.3 x 3 and 3.7 x 3.1)

Range of Schreiber base cupboards and drawers with leather look doors, wood grain effect work top surfaces, stainless steel double drainer sink unit, wall cupboards, larder unit, coved ceilings, opening into the dining area, 2 double glazed windows and back indoor, distant hill views, Brazillia gas convector heater, laminate floor, double door cupboard

Bedroom 1

9'10" x 9'10" (3.01 x 3)

Fitted 4 door wardrobe unit, 2 double glazed windows, 2 cabinets, corner dressing table, coved and artexed ceilings, fitted headboard

Bedroom 2

9'10" x 7'6" (3 x 2.3)

4 double door wardrobe units, central heating radiator, double glazed, coved ceilings, fitted headboard, chest drawers

Bedroom 3

10'9" x 7'2" (3.3 x 2.2)

Presently being used as a dining room, double glazed patio doors, central heating radiator, coved and artexed ceilings

Wet Room

8'2" x 5'10" (2.5 x 1.8)

Walk in shower and Mira shower unit, pedestal wash hand basin, w.c, tiled walls, double glazed, Dimplex heater, central heating radiator

The Garage

18'0" x 8'6" (5.5 x 2.6)

Wide driveway to the INTEGRAL GARAGE with up and over door, power & light laid on, gas central heating boiler, under floor store

The Gardens

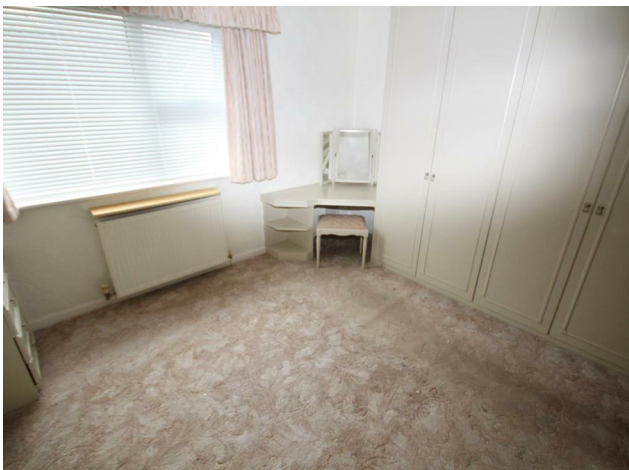
Lawn at the front with border and hedges for boundaries. Part lawn and paved patio at the back, Greenhouse and Garden Shed

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

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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		
(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	EU Directive 2002/91/EC	
		79
		58

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	EU Directive 2002/91/EC	
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		64

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