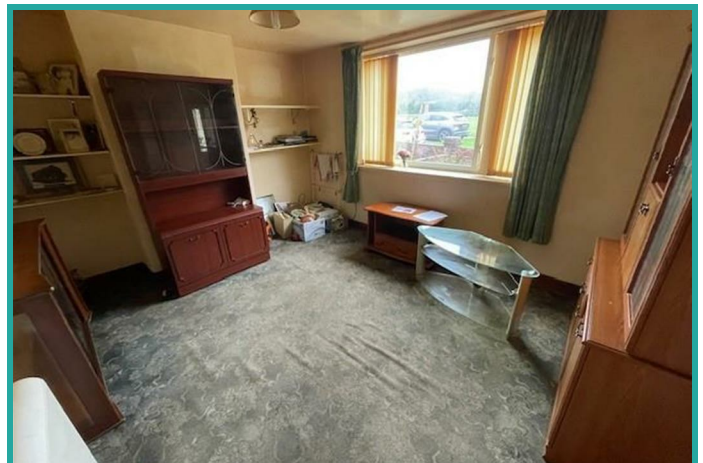
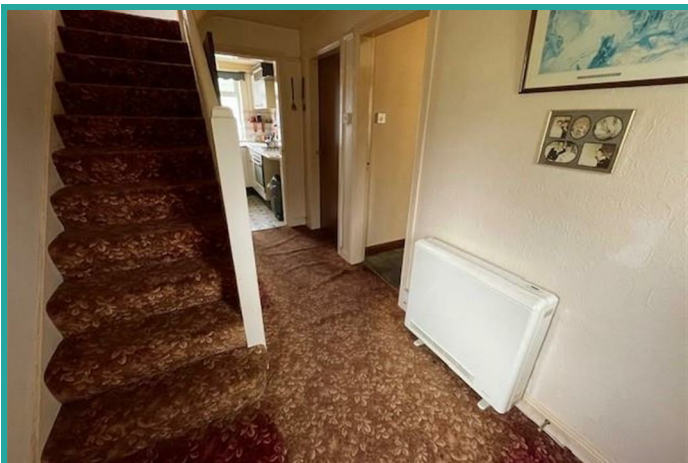


**16 Pentrefelin, Glan Conwy  
Colwyn Bay LL28 5TG**



**£169,950**

## 16 Pentrefelin, Glan Conwy, Colwyn Bay LL28 5TG

Located on the outskirts of Glan Conwy village, just off the A470 by Fforddlas Bridge, a traditional style 3 BEDROOM SEMI DETACHED HOUSE offered for sale with vacant possession and no ongoing chain. Of popular design the house is in need of cosmetic updating and redecoration but offers great potential to update. From the HALL is the FRONT LOUNGE, DINING LIVING ROOM, KITCHEN, COVERED PASSAGEWAY, BATHROOM, DOUBLE GLAZING, ELECTRIC HEATING. Outside gardens to front and rear, Wash Room, W.C and Coal Store. Parking is on the road in the cul-de-sac. Energy Rating 52E Potential 79C Council Tax Band C. Freehold Ref CB7823

### Entrance

Double glazed front door to Hall, night storage heater, double glazed window

### Lounge

14'5" x 10'5" (4.4 x 3.2)

Double glazed, night storage heater

### Living Dining Room

12'7" x 11'9" (3.85 x 3.6)

Double glazed, night storage heater, dado rail, cylinder airing cupboard with immersion heater

### Kitchen

7'10" x 7'2" (2.4 x 2.2)

Stainless steel sink unit, double glazed, larder cupboard, plumbing for washing machine, 4 ring electric hob unit, built in oven, wall cupboards, under stairs pantry

### Covered Passageway

Door to front & back

### First Floor

Stairway from Hall to First Floor and Landing

### Bedroom 1

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

Double glazed, electric radiator, hill views

### Bedroom 2

12'1" x 9'10" (3.7 x 3)

Night storage heater, double door cupboard, double glazed

### Bedroom 3

8'6" x 7'2" (2.6 x 2.2)

Electric radiator, double glazed, hill views

### Bathroom

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

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

### Outside

Steps down to rear garden laid to lawn, borders, greenhouse. Outside Wash Room 2.8 x 2.7, W.C and Coal Store, Front Garden

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

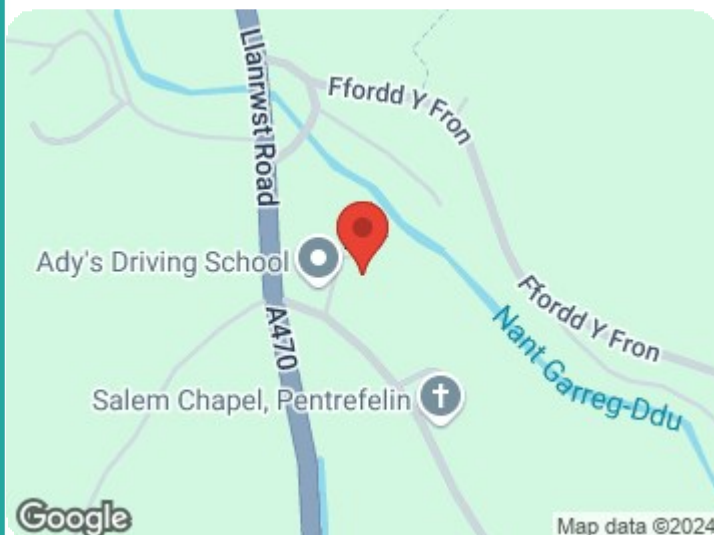
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact

our office on 01492-534477 or by e mail on

[sales@sterlingestates.co.uk](mailto: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](http://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			
(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		52	79
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	79
EU Directive 2002/91/EC			

#### AGENTS NOTES;

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