

**41 Llysfaen Road, Old Colwyn
North Wales LL29 9HB**



£139,950

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SUBSTANTIALLY REDUCED FOR READY SALE. A SEMI DETACHED HOUSE located at the lower end of Llysfaen Road in an elevated position from where there are stunning views from the rear BALCONY over the coastline and out to sea. With NO ONGOING CHAIN the accommodation affords HALLWAY, FRONT LOUNGE with opening into the REAR DINING ROOM, KITCHEN, 2 BEDROOMS and BATHROOM. Gardens front and rear. The house is gas centrally heated and window double glazed. Old Colwyn village and the promenade are a short distance away. Energy Rating 47E Potential 87B. Tenure Freehold. Council Tax Band C. Ref CB7857

Entrance Hall

Double glazed front door, central heating radiator

Front Lounge

13'5" x 8'6" (4.1 x 2.6)

Double glazed square bay window, central heating radiator, opening to

Dining Room

12'1" x 10'0" (3.7 x 3.06)

Central heating radiator, under stairs cupboard, double glazed

Kitchen

6'7" x 5'10" (2.02 x 1.8)

White base cupboards and drawers, black work top surface, 4 ring electric hob unit, built in oven, stainless steel cooker hood, double glazed window and back door, part tiled walls

First Floor

Bedroom 1

12'1" x 10'5" (3.7 x 3.2)

Double glazed window to front aspect, built in cupboard and gas central heating boiler, central heating radiator

Bedroom 2

11'5" x 6'10" (3.5 x 2.1)

Cast fireplace, central heating radiator, double glazed french doors to

Balcony

Timber balustrading, stunning views along the coastline out to the sea

Bathroom

6'10" x 6'2" (2.1 x 1.9)

Bath, shower unit and screen, w.c, wash hand basin, double glazed, central heating radiator, part tiled

Outside

Gardens to front and rear and useful 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.

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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.





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		

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		

AGENTS NOTES;

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