

**Tan-y-Bryn Pentregwyddel Road, Llysfaen
Colwyn Bay LL29 8ST**



£189,500

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On Pentregwyddel Road in the charming village of Llysfaen, this DETACHED BUNGALOW offers a unique opportunity for those seeking a home great with potential for modernisation or even rebuilding, subject to planning permission. With a little imagination and investment, you could transform this charming bungalow into your dream home, tailored to your personal style and needs. The bungalow boasts a lovely position that borders picturesque fields, providing a serene backdrop and distant views of the coastline. The property is set on the outskirts of the village, on a local bus route while still being conveniently close to local amenities. HALL, LOUNGE, KITCHEN DINING, 2 BEDROOMS, SHOWER ROOM, GARDENS, OFF ROAD PARKING, LPG HEATING, SOME DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. Awaiting EPC. Ref CB7865

Small Hall

Lounge

15'8" x 13'9" (4.8 x 4.2)

Tiled open coal fireplace, 3 windows, central heating radiator

Inner Hall

Kitchen

17'0" x 10'5" (5.2 x 3.2)

Wall and base cupboards, larder unit, central heating radiator, double glazed patio doors to (Sun Lounge), 4 ring electric hob unit and built in oven

Rear Hall

Door to outside

Washroom

W.C and wash hand basin, double glazed

Shower Room

7'2" x 2'11" (2.2 x 0.9)

Walk in shower unit, wash hand basin, tiled walls, double glazed, built in airing cupboard and gas central heating boiler

Bedroom 1

16'8" x 9'6" (5.1 x 2.9)

Pedestal wash hand basin, 2 double glazed windows, 2 central heating radiators

Bedroom 2

13'9" x 10'0" (4.2 x 3.07)

Central heating radiator, double glazed window

Outside

Gardens to front and rear and off road parking for 2-3 cars

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			13
(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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	18	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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