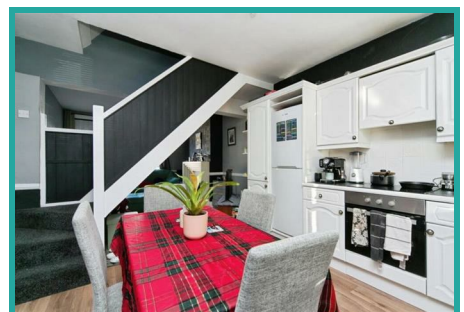




17 Rose Hill, Old Colwyn, North Wales LL29 9RS

£135,000

A MIDDLE ROW COTTAGE of appeal situated in a conservation area, along a walk way from the village to Llanellian Road. The cottage has been reconfigured over recent years to provide a LARGE OPEN PLAN LIVING ROOM DINING KITCHEN with 2 BEDROOMS & SHOWER ROOM upstairs. There is a FRONT GARDEN, small rear yard with UTILITY STORE. The amenities in the village are only a short level walk away, there is a community centre nearby and at the end of the walk way is Ysgol T Gwynne Jones. Council Tax Band B, Tenure Freehold. Energy Rating 70C Potential 90B. Ref CB7907



Entrance

Front door into the

Open Plan Living Room Dining Kitchen

24'7" x 11'1" (7.5 x 3.4)

Marble style fireplace with living flame gas fire, laminate flooring, dado rail central heating radiator, opening into the kitchen dining with stainless steel sink, plumbing for washing machine, wall and base cupboards in white with black work top surfaces, built in electric hob unit and oven, cooker hood, tall larder cupboard, central heating radiator

First Floor

Landing with double door wardrobe cupboard and over stairs storage

Bedroom 1

11'5" x 9'2" (3.5 x 2.8)

Laminate flooring, central heating radiator, 5 door wardrobe unit and side display, top cupboards

Bedroom 2

7'6" x 6'2" (2.3 x 1.9)

Central heating radiator

Shower Room

6'10" x 4'11" (2.1 x 1.5)

Quadrant shower cubicle and unit, grey tiled walls and floor, pedestal wash hand basin, w.c, central heating radiator

Outside

Ornamental front garden, small walled rear yard with STORE housing the gas central heating boiler

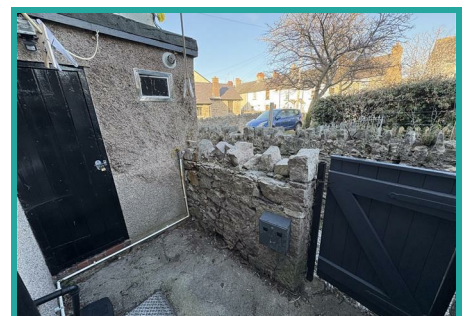
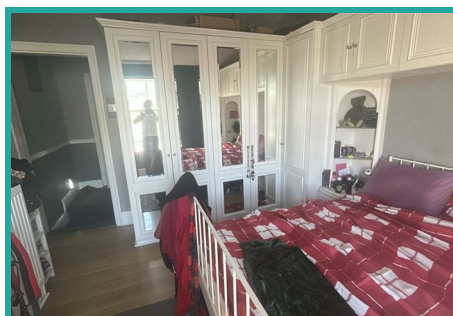
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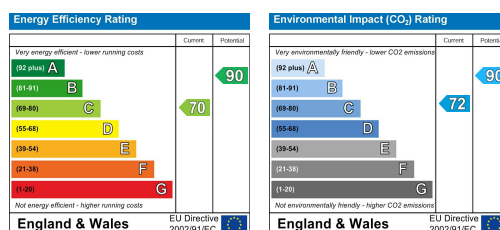
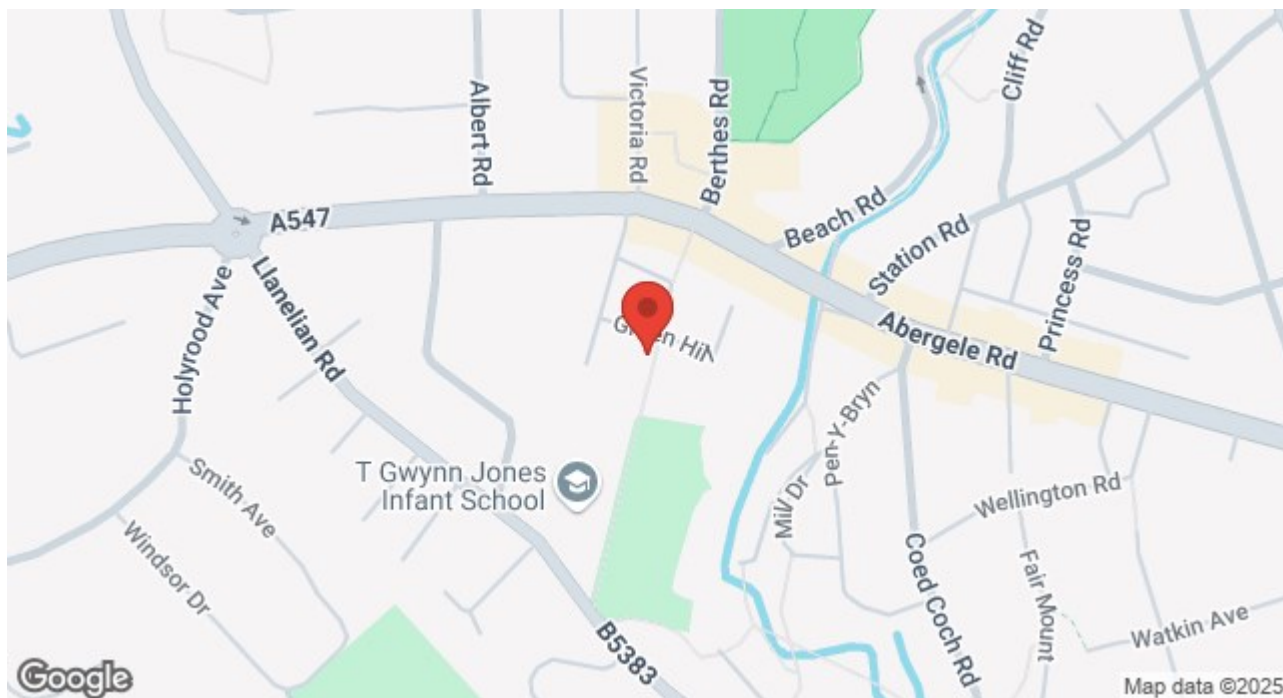
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AGENTS NOTES;

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