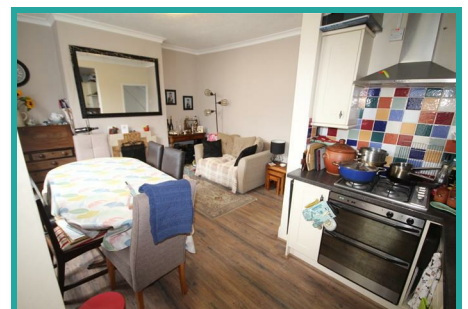
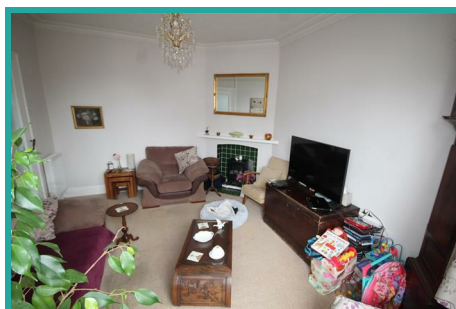
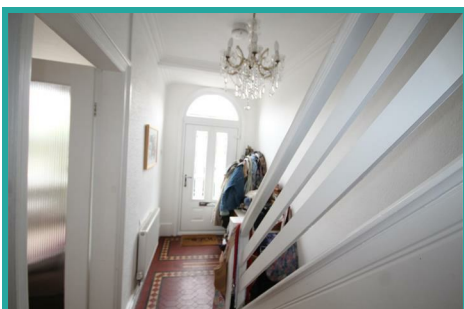




41 Coed Coch Road, Old Colwyn, North Wales LL29 9UP

£167,500

In a convenient position for the village, within a short level walk and on a local bus route, a MIDDLE ROW TERRACED HOUSE affording deceptively spacious rooms, in good order and well worth viewing. The accommodation features HALL - LOUNGE - LIVING DINING ROOM leading into the KITCHEN, REAR UTILITY PORCH - 3 BEDROOMS - SHOWER ROOM - LOFT SPACE - REAR GARDEN & STORES - DOUBLE GLAZING. Council Tax Band B, Tenure Freehold. Energy Rating 60D Potential 73C. Ref CB7940



Hallway

Double glazed front door to Hall, decorative tiled floor, central heating radiator, under stairs cupboard

Lounge

15'1" x 11'1" (4.6 x 3.4)

Double glazed bay window to front aspect, 2 central heating radiators, feature corner tiled fireplace, coved ceilings

Living Dining Kitchen

17'0" x 12'1" (5.2 x 3.7)

Walnut style laminate flooring, tiled open coal fireplace, double glazed, central heating radiator, gas central heating boiler, coved ceilings, opening into the kitchen, stainless steel sink unit, wall and base cupboards, work tops, 4 ring gas hob unit, electric double oven, stainless steel cooker hood

Rear Utility Porch

Brick and double glazed, plumbing for washing machine

First Floor

Stairway from Hall to First Floor, Landing and boarded loft

Bedroom 1

12'5" x 10'2" (3.8 x 3.1)

Double glazed, central heating radiator, wash hand basin, 5 door wardrobe unit and top cupboards

Bedroom 2

12'9" x 9'6" (3.9 x 2.9)

Double glazed, central heating radiator

Bedroom 3

9'10" x 6'10" (3 x 2.1)

Double glazed, central heating radiator

Bathroom

6'2" x 5'2" (1.9 x 1.6)

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

Outside

Walled and fenced rear garden, mainly ornamental, flower borders, garden shed, outside stores and w.c

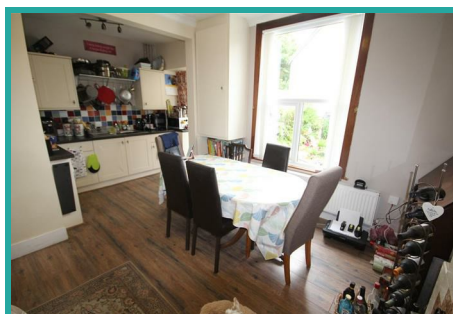
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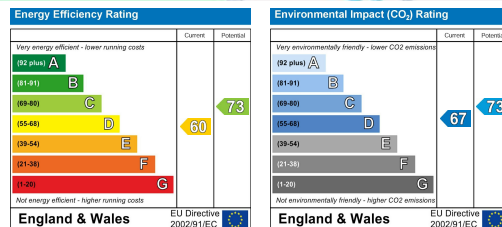
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.co.uk

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@sterlingstates.co.uk to make an appointment for

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AGENTS NOTES;

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