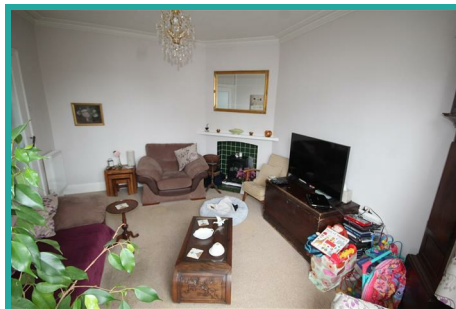
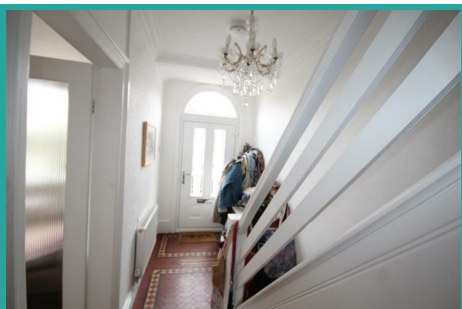




## 41 Coed Coch Road, Old Colwyn, North Wales LL29 9UP

**£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

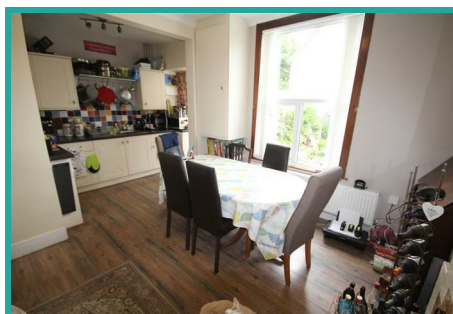
### AGENTS NOTE

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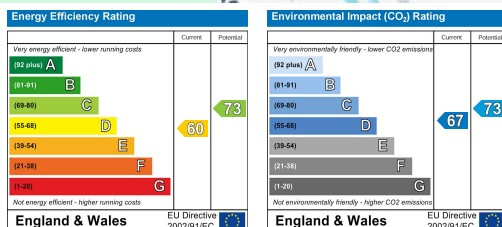
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#### AGENTS NOTES;

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