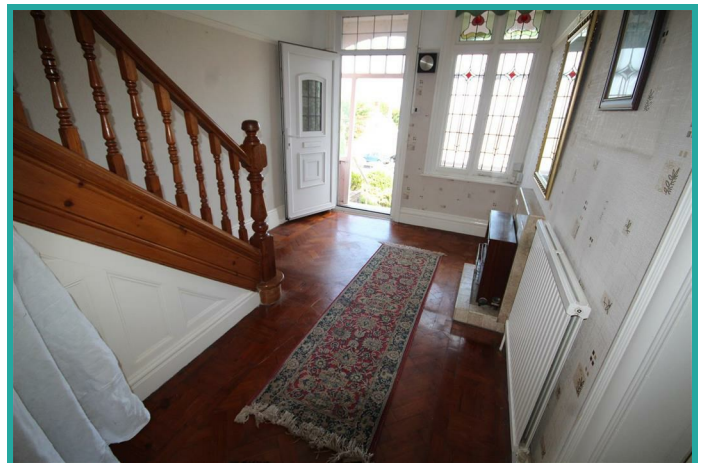


**12 Llysfaen Road, Old Colwyn
North Wales LL29 9ET**



£299,950

12 Llysfaen Road, Old Colwyn, North Wales LL29 9ET

Set back and slightly elevated from the road a **DETACHED 4 BEDROOM HOUSE** offering large accommodation in need of cosmetic updating but great potential to transform the house into a lovely character family home. Due to its position there are fine views from the front elevations over the village and to the coastline. Of particular note is the **SINGLE GARAGE** and **PARKING** for 2 CARS, access via the rear lane. From the **RECEPTION HALL** is the **LOUNGE**, **DINING LIVING ROOM** **GROUND FLOOR SHOWER ROOM**, **KITCHEN BREAKFAST ROM**, **SIDE UTILITY PORCH**, **FIRST FLOOR BATHROOM & SHOWER**. The windows are double glazed and the house gas centrally heated. The property is just a short walk of the village centre, promenade and regular bus services virtually pass the door. Tenure Freehold. Council Tax Band E. Energy Rating 60D Potential 79C. Ref CB7952

Open Veranday

Quarry tiled floor, front door to

Reception Hall

18'8" x 9'2" (5.7 x 2.8)

Parquet flooring, coved ceilings, tiled fireplace, central heating radiator, under stairs access to Cellar Room 3.2 x 2.7 double glazed

Lounge

18'0" x 13'3" (5.5 x 4.06)

Double glazed window to front aspect, leaded side window, superb views, 2 central heating radiators, coved ceilings, mahogany fireplace and tiled inset and hearth, gas fire

Dining Living Room

17'4" x 11'9" (5.3 x 3.6)

Tiled fireplace, 2 central heating radiators, double glazed french door to rear gardens

Kitchen Breakfast Room

17'4" x 8'10" (5.3 x 2.7)

Range of Schreiber base cupboards and drawers in a wood grain design, cream work top surfaces, quarry tiled floor, double drainer stainless steel sink unit, central heating radiator, double door pantry cupboards, gas central heating boiler

Side Utility Porch

10'5" x 3'11" (3.2 x 1.2)

Plumbing for washing machine, quarry tiled floor

Ground Floor Shower Room

Quadrant shower cubicle and unit, central heating radiator, w.c, wash hand basin, quarry tiled floor, heated towel radiator, mainly tiled, shaver point

First Floor

Stairway from the Hall to First Floor and Landing, leaded window, central heating radiator

Bedroom 1

15'1" x 13'1" (4.6 x 4.01)

Double glazed window to front aspect overlooking the fine views, fireplace in the Art Nouveau style, floral tiled inset, central heating radiator

Bedroom 2

13'9" x 10'0" (4.2 x 3.06)

Central heating radiator, 2 double glazed window, pedestal wash hand basin and splash back

Bedroom 3

14'9" x 13'5" (4.5 x 4.1)

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

Bedroom 4

9'6" x 8'10" (2.9 x 2.7)

Double glazed window to front aspect overlooking the fine views, cast fireplace

Bathroom

7'10" x 6'10" (2.4 x 2.1)

Panel bath, shower unit, pedestal wash hand basin, w.c, tiled walls, double glazed, central heating radiator, cylinder airing cupboard

The Garage

Single Garage at the back of the house access by a private lane off Meiriadog Road, 2 car parking spaces also

The Garden

Lawn at the front with flowering plant and borders. The rear garden enjoys a southerly aspect, laid to lawn with flower borders, access to the parking bay and garage

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		
(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	79

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	67

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