



3 Bod Elian  
Llanelian, Colwyn Bay LL29 8UY

£235,000



**STERLING**

ESTATE AGENTS & VALUERS



Located in the charming village of Llanellian, this delightful END OF ROW HOUSE offers a perfect blend of comfort and scenic beauty. With 2 BEDROOMS & MODERN BATHROOM, including a versatile utility room that can serve as an occasional third bedroom with shower room adjacent, this home is ideal for families or those seeking extra space. As you enter the HALLWAY there is a FRONT LOUNGE and a separate DINING/SITTING ROOM overlooking the fields and hills. The KITCHEN is functional with OVEN & HOB and the rear porch offers a practical space for storing outdoor gear, while the shower room adds convenience to daily living. One of the standout features of this property is the CONSERVATORY and lovely gardens, which not only enhance the aesthetic appeal but also provide a tranquil space to enjoy. The far-reaching views of the countryside and the sea are simply breathtaking, offering a picturesque backdrop to your everyday life. The house benefits from oil central heating and double glazing, ensuring warmth and comfort throughout the year. Additionally, a designated car parking bay adds to the convenience of this lovely home. There is additional off road parking opposite the front of the house which is an amenity for all residents. Despite its peaceful location the house is just a short drive from the A55 expressway providing easy access to nearby towns and amenities, making it an excellent choice for those who appreciate both village life and the convenience of modern transport links. This charming home in Llanellian is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a beautiful setting. Tenure Freehold, Council Tax Band B. EPC 51E Potential 73C . Ref CB7956



### Entrance

Double glazed front door to HALL, under stairs, central heating radiator

### Living Room

13'5" x 11'1" (4.1 x 3.4)

Multi fuel fire, brick back, double glazed window, central heating radiator

### Dining Living Room

8'10" x 8'6" (2.7 x 2.6)

Tiled open coal fireplace, store cupboards either side, double glazed window to rear garden aspect overlooking the lovely country hill views to the sea in the distance, central heating radiator

### Kitchen

8'10" x 7'2" (2.7 x 2.2)

One and a half bowl Franke single drainer sink unit by Villeroy Boch, double glazed, built in fridge, quarry tiled floor, LPG AEG hob and AEG oven, Elicia cooker extractor hood, cream style base cupboards and drawers with blue work top surfaces

### Rear Covered Utility Area

Central heating radiator

### Conservatory

10'5" x 4'3" (3.2 x 1.3)

Brick lower walls, windows double glazed, lovely aspect over the views

### Shower Room

Shower tray and unit, w.c, wash hand basin, plumbing for washing machine

### Ground Floor Bedroom or Reception

9'6" x 6'7" (2.9 x 2.03)

Double glazed

### First Floor

Stairway off the Hall to First Floor an Landing, access to loft space, built in double door cylinder airing cupboard

### Bedroom 1

14'1" x 9'11" (4.3 x 3.03)

Double glazed, central heating radiator, wardrobe cupboard

### Bedroom 2

12'9" x 9'2" (3.9 x 2.8)

Double glazed window to rear aspect overlooking the glorious views, central heating radiator

### Bathroom

7'10" x 5'2" (2.4 x 1.6)

Shower bath, Mira shower unit and screen, pedestal wash hand basin, w.c, double glazed, beige style tiled walls, heated towel radiator

### Outside

Car parking bay at the end of the private drive.

### The Gardens

Lovely gardens to the rear of the property laid to lawn backing onto open farmland and enjoying the fine hill views to the sea, Covered Log Store, soft fruits, grape vine, rhubarb. Timber Summer House, oil tank, Garden Store 8' x 6'

### 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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





















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