



STERLING

ESTATE AGENTS & VALUERS

**8 Rhodfa Wen, Llysfaen
Colwyn Bay LL29 8LE**



£159,000

8 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE

Set in extra large gardens with plenty of off road parking, space for a garage and room for extending to both the side and rear elevations, subject to planning, a SEMI DETACHED BUNGALOW of brick constructions beneath a tiled roof. All in well presented order and with NO ONGOING CHAIN the accommodation briefly comprises HALL, LOUNGE, KITCHEN, 2 BEDROOMS, SHOWER ROOM, DOUBLE GLAZING, LPG HEATING. The bungalow is quietly situated in a small cul-de-sac just around the corner from the local store and Primary School. Tenure Freehold, Council Tax Band C. EPC Rating. 56D 69C. Ref CB7967

Porch

Double glazed front door and inner door to Hall central heating radiator, built in cupboard, Logic LPG central heating boiler

Lounge

15'5" x 10'2" (4.7 x 3.1)

Fireplace surround with electric fire, double glazed window to front aspect, central heating radiator

Kitchen

8'2" x 5'2" (2.5 x 1.6)

Stainless steel sink unit, double glazed window, plumbing for washing machine, wall and base cupboard, black work top surfaces, pantry cupboard. central heating radiator

Bedroom 1

10'1" x 7'2" (3.09 x 2.2)

Double glazed, central heating radiator

Bedroom 2

8'6" x 6'9" (2.6 x 2.08)

Double glazed, central heating radiator,

Shower Room

5'10" x 5'2" (1.8 x 1.6)

Quadrant shower cubicle and Triton shower unit, w.c, pedestal wash hand basin, central heating radiator, double glazed

Outside

Lawned garden at the front of the bungalow, flower borders. Long wide driveway to the side, widening towards the back with plenty of room for extending, garage subject to planning. The gardens are a particular feature of the bungalow with patio, slate chippings, well tended lawns, borders, established trees and hedges. The gardens enjoy a good degree of privacy.

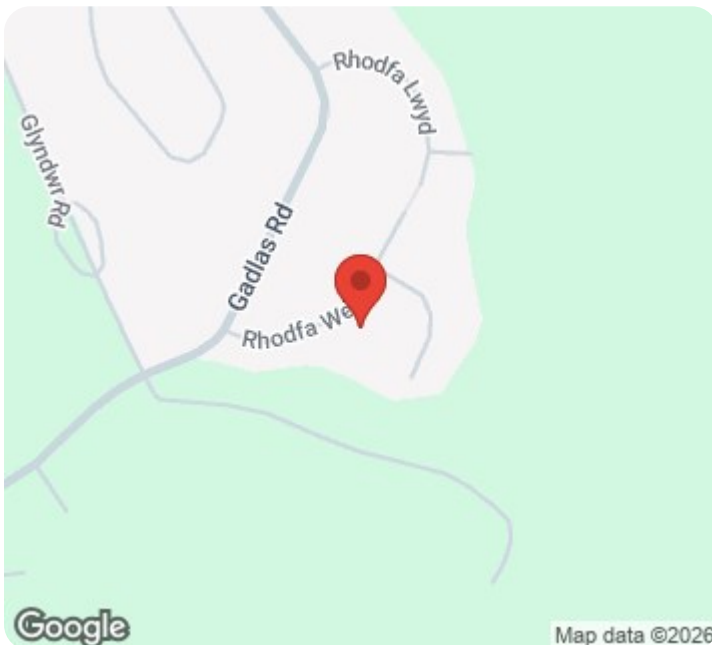
AGENTS NOTE

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.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is require





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		56	69
		EU Directive 2002/91/EC	

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		58	69
		EU Directive 2002/91/EC	

AGENTS NOTES;

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