

**21 Tan Y Lan Road, Old Colwyn
North Wales LL29 9BB**



£189,500

21 Tan Y Lan Road, Old Colwyn, North Wales LL29 9BB

Highly recommended for viewing, a traditional style 3 BEDROOM SEMI DETACHED HOUSE very well updated and improved by the present owners. Located in a cul-de-sac on the outskirts of the village, the property enjoys distant views out to sea and Rhos Point from the kitchen and upstairs. The house has a large rear garden and off road parking for 2 cars. Briefly the accommodation affords HALL, LOUNGE, LARGE DINING ROOM, FITTED KITCHEN, WALK IN CLOAKS, 3 BEDROOMS and MODERN BATHROOM. The house is gas centrally heated and windows double glazed. The house has a new roof and insulation (Feb 2025) and there is a EV charger outside. Tenure Freehold, Council Tax Band B. Awaiting EPC Ref CB7979

Entrance

Double glazed front door to Hall central heating radiator, laminate flooring, under stairs cloaks utility cupboard, double glazed and plumbing for washing machine

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Lounge

13'5" x 10'9" (4.1 x 3.3)

Double glazed bay window, central heating radiator, dado rail

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.

Dining Room

14'1" x 11'5" (4.3 x 3.5)

At the rear with double glazed window overlooking the rear gardens, part panelled walls, central heating radiator

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Fitted Kitchen

14'9" x 5'10" (4.5 x 1.8)

Range of base cupboards and drawers in a grey design, wood strip effect work top surfaces, square single drainer sink, wall units and microwave, dishwasher, 4 ring gas hob unit, built in electric oven, 2 double glazed windows and distant coastal views, double glazed back door, boiler cupboard

First Floor

Stairway from the Hall to First Floor and Landing, double glazed and distant coastal views

Bedroom 1

14'5" x 11'5" (4.4 x 3.5)

Double glazed, central heating radiator

Bedroom 2

10'9" x 8'2" (3.3 x 2.5)

Double glazed, central heating radiator

Bedroom 3

10'0" x 6'10" (3.05 x 2.1)

Double glazed window and distant coastal views, central heating radiator

Bathroom

6'10" x 5'10" (2.1 x 1.8)

Shower bath, screen and shower unit, double door vanity cupboard, heated towel rail, w.c, vanity wash hand basin, double glazed, half tiled walls

Outside

Driveway at the side and in front of the house with off road parking for 2 cars. Large rear garden laid to lawn on two levels with retaining sleepers, boundary hedges and fencing, garden store shed, centre concrete path, upper timber decking

AGENTS NOTE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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		74	80
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/81/EC

**AGENTS NOTES;**

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