



STERLING

ESTATE AGENTS & VALUERS

**4 Glan Y Mor, Glan Conwy
Colwyn Bay LL28 5TA**



£175,000

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A DETACHED 2 BEDROOM BUNGALOW and GARAGE located in a small cul-de-sac of similar properties off Llanrwst Road on the outskirts of the village. From the rear elevations there are glorious views to the Conwy Estuary, Mountains and Castle in the distance. The bungalow is in need of complete modernisation and redecoration comprising PORCH, HALL, LOUNGE, KITCHEN, PORCH, BATHROOM, GAS C.H, DOUBLE GLAZING, ORNAMENTAL GARDENS. We are informed the bungalow is of steel and brick construction beneath a tiled roof. Tenure Freehold, Council Tax Band E. Energy Rating 58D Potential 76C. Ref CB8004

Front Porch

Hall, fitted cupboard

Lounge

17'4" x 11'5" (5.3 x 3.5)

Two double glazed windows overlooking the glorious views, central heating radiator, fireplace surround, marble back and hearth

Kitchen

12'5" x 7'2" (3.8 x 2.2)

Double drainer stainless steel sink unit, double glazed window overlooking the views, wall and base cupboards, central heating radiator, Vaillant gas central heating boiler

Rear Porch

Double glazed door and window

Bedroom 1

14'1" x 9'10" (4.3 x 3)

Double glazed window, central heating boiler

Bedroom 2

11'9" x 7'6" (3.6 x 2.3)

Two double glazed windows, central heating radiator

Bathroom

6'2" x 5'2" (1.9 x 1.6)

Bath, wash hand basin, w.c, part tiled, heated towel radiator, double glazed

The Garage

Driveway at the side of the bungalow leading to the Single Garage, brick and pebble dashed elevations, electric up and over door, power & light

The Gardens

Ornamental gardens to front and rear with paved areas, gravel, pathways. The rear garden enjoys lovely views to the estuary and mountains

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

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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		
	58	76
England & Wales	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		
	61	76
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES;

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