



**STERLING**

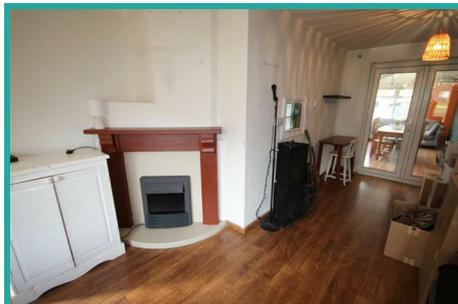
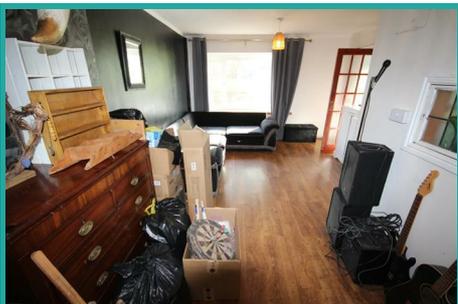
ESTATE AGENTS & VALUERS



## 24 Maes Y Fron, Colwyn Bay, North Wales LL29 8RG

**£159,950**

In a popular residential area, ideal for young families, a SEMI DETACHED 2 BEDROOM HOUSE, brick built with pebble dashed elevations beneath a tiled roof. The accommodation provided is in need of cosmetic updating and redecorating but does feature a CONSERVATORY extension and stands in private rear gardens. On two floors the house features HALL, THROUGH LOUNGE DINING ROOM, KITCHEN, BATHROOM, GAS C.H, DOUBLE GLAZING. Vacant possession and NO ONGOING CHAIN. Tenure Freehold, Council Tax Band B. Energy Rating 60D Potential 85B. Ref CB7978



### Entrance

Double glazed front door, central heating radiator and cabinet, laminate flooring

### Through Lounge & Dinng

22'7" x 10'2" (6.9 x 3.1)

Double glazed window to front aspect, double glazed french doors to conservatory, coved ceilings, serving hatch, 2 central heating radiators, laminate flooring, fireplace surround

### Conservatory

16'6" x 8'2" (5.05 x 2.5)

Brick lower walls, windows double glazed, laminate floor, access to rear garens

### Kitchen

9'6" x 7'10" (2.9 x 2.4)

Circular stainless steel sink, 5 ring gas hob, built in oven, work tops, tiled floor, double glazed, wall unit, gas central heating boiler, central heating radiator, plumbing for washing machine

### First Floor

Stairway to First Floor and Landing

### Bedroom 1

15'5" x 8'10" (4.7 x 2.7)

Laminate flooring, 2 double glazed windows, wardrobe cupboard

### Bedroom 2

10'5" x 8'10" (3.2 x 2.7)

Double glazed, central heating radiator, laminate flooring

### Bathroom

7'6" x 5'2" (2.3 x 1.6)

Bath, shower unit and screen, pedestal wash hand basin, w.c, 2 double glazed windows, tiled walls, double door airing cupboard

### Outside

Garden area in the front, large private rear garden enclosed by established privet hedges, timber shed and stores

### AGENTS NOTE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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