STERLING
ESTATE AGENTS & VALUERS



2 Llanelian Heights, Old Colwyn, Colwyn Bay LL29 8YB

£189,500

A DETACHED 2 BEDROOM BUNGALOW with GARAGE set in tiered gardens. The property is located in a quiet cul-de-sac on the outskirts of the village and enjoys lovely views over the surrounding hills and Golf Course. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords PORCH, HALL LARGE LOUNGE, KITCHEN BREAKFAST ROOM, SHOWER ROOM, GAS C.H, DOUBLE GLAZING. Despite being on the fringe of open countryside, Old Colwyn village and access onto the A55 is about a mile away. Tenure Freehold, Council Tax Band D. EPC. 59D Potential 83B Ref CB8109







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Double glazed front door to Porch, tiled floor, meter cupboard, inner door to

Hall,
Cloaks cupboard, central heating radiator

Large Lounge
19'0" x 11'9" (5.8 x 3.6)
Huge double glazed picture window overlooking the lovely views, coved ceilings, central heating radiator, circular marble fireplace and raised hearth, living flame gas fire

Kitchen Breakfast Room
13'3" x 9'11" (4.06 x 3.03)
Stainless steel sink unit, white base cupboards and drawers with black work top surfaces, double glazed window and back door, lovely hill views, 4 ring gas hob unit, built in electric oven, wall cupboards, cooker extractor hood, fridge freezer, central heating radiator, peninsular cupboards, plumbing for washing machine

Bedroom 1
11'5" x 9'10" (3.5 x 3.02)
Built in wardrobes with 8 doors, double glazed, central heating radiator, dressing table

Bedroom 2
11'5" x 9'2" (3.5 x 2.8)
Double glazed, central heating radiator

Shower Room
6'9" x 6'2" (2.06 x 1.9)
Quadrant shower cubicle and unit, vanity wash hand basin, w.c, beach style cupboards, tiled walls, double glazed, heated towel radiator

The Garage
Driveway leading the the built on SINGLE GARAGE with up and over door

The Gardens
Tiered gardens to front and rear, pathways, flower beds, rockeries, small patio terrace, underfloor storage room and gas central heating boiler

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 required.

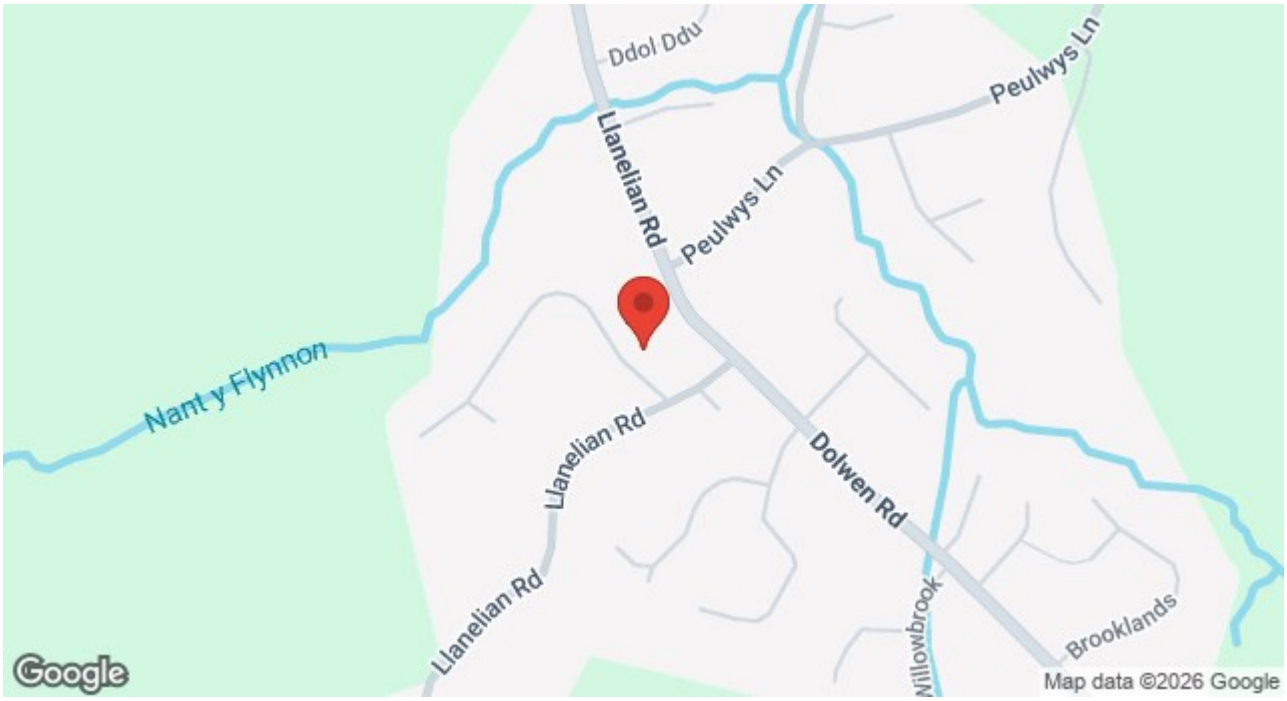
BROADBAND & MOBILE CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area. Standard 14 Mbps 1 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 1800 Mbps 220 Mbps

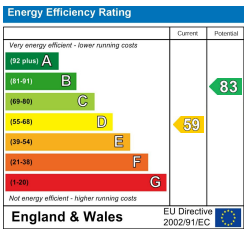
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

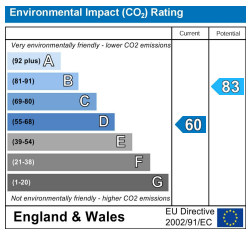
EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three Good outdoor, variable in-home
Vodafone_ Good outdoor











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