

**8 Ellis Avenue, Old Colwyn
Colwyn Bay LL29 9LB**



£169,950

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A MIDDLE ROW 3 BEDROOM TOWN STYLE HOUSE located on the outskirts of the village in a cul-de-sac off Highland Road. Brick built with pebble dashed elevations beneath a tiled roof the property has no ongoing chain and vacant possession on completion. Offering deceptively spacious accommodation, extended and altered internally the property features ENTRANCE PORCH, LOUNGE, DINING ROOM, FITTED KITCHEN, CONSERVATORY, UTILITY ROOM, WORKROOM, BATHROOM, GAS C.H, DOUBLE GLAZING. Ysgol Penmaenrhos is not far away as is Old Colwyn Village. Tenure Freehold, Council Tax Band C, EPC 69C Potential 105A. Ref CB7989

Large Entrance Porch

Central heating radiator, tiled floor, Hall under stairs cupboard

Lounge

12'5" x 11'1" (3.8 x 3.4)

Brick and terrazzo style fireplace with slate hearth, side plinths, living flame gas fire, cove ceilings, double glazed window, central heating radiator

Dining Room

11'5" x 9'2" (3.5 x 2.8)

Central heating radiator, double glazed patio doors, coved ceilings

Kitchen

9'6" x 8'10" (2.9 x 2.7)

Single drainer sink unit, 4 ring gas hob unit, white base cupboards and drawers, blue/grey design work top surfaces, double glazed window and back door, wall units, Beko double oven, under stairs pantry, freezer area

Conservatory

12'1" x 9'10" (3.7 x 3)

Brick lower walls, windows double glazed, central heating radiator, tiled floor

Under Stairs W.C

Utility Room

8'2" x 5'6" (2.5 x 1.7)

Double glazed, tiled floor, plumbing for washing machine, wash hand basin

Work Room

18'8" x 7'6" (5.7 x 2.3)

Power & Light, double glazed windows, double glazed french doors

First Floor

Landing, central heating radiator, access to loft

Bedroom 1

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, double door wardrobe and store

Bedroom 2

9'10" x 9'6" (3 x 2.9)

Double glazed window and distant sea views, central heating radiator, double door wardrobe cupboard, Glow Worm gas central heating boiler

Bedroom 3

9'6" x 8'10" (2.9 x 2.7)

Double door over stairs cupboard, double glazed, central heating radiator

Bathroom

6'2" x 5'9" (1.88m x 1.75m)

Panel bath, pedestal wash hand basin, w.c, double glazed, tiled walls, central heating radiator, shower unit and screen

Parking

In the front of the house is a CAR BAY for one car, Small patio rear garden

AGENTS NOTE

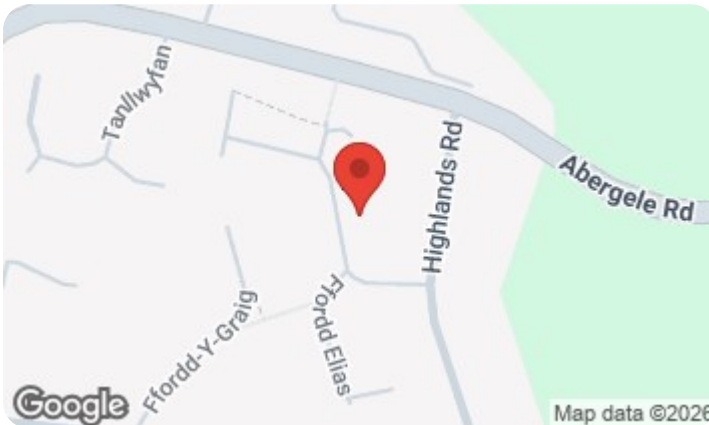
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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