



## 9 Hillside Avenue, Old Colwyn, Colwyn Bay LL29 9UB

**£185,000**

In a cul-de-sac off Llanelian Road, a traditional style SEMI DETACHED HOUSE with brick and pebble dashed elevations beneath a red tiled roof. A popular residential area convenient for the village shops, local schools and access onto the A55, the property is arranged on two floors and features PORCH - HALL - LOUNGE - DINING ROOM - KITCHEN - 3 BEDROOMS - BATHROOM - DOUBLE GLAZED - REAR PATIO GARDEN. Colwyn Bay town centre is a short drive away. Council Tax Band D. Tenure Freehold. Awaiting EPC. Ref CB8013



### **Entrance Porch**

Double glazed front door, inner door to Hall, two under stairs cupboard

### **Front Lounge**

**13'5" x 12'9" (4.1 x 3.9)**

Double glazed bow window, fireplace surround and electric fire, coved ceiling

### **Dining Living Room**

**11'9" x 11'1" (3.6 x 3.4)**

Double glazed, fireplace surround with marble back and hearth, living flame gas fire, coved ceilings

### **Kitchen**

**10'5" x 9'10" (3.2 x 3.02)**

Stainless steel sink unit, wall and base cupboards, double glazed window and back door

### **First Floor**

Stairway off the Hall to First Floor and Landing

### **Bedroom 1**

**13'1" x 12'9" (4.01 x 3.9)**

Double glazed bow window

### **Bedroom 2**

**12'1" x 11'5" (3.7 x 3.5)**

Double glazed

### **Bedroom 3**

**7'10" x 7'6" (2.4 x 2.3)**

Double glazed

### **Bathroom**

**6'2" x 4'7" (1.9 x 1.4)**

Panel bath, pedestal wash hand basin, Mains gas hot water boiler, double door cylinder airing cupboard, Separate W.C

### **Outside**

Patio garden at the rear of the house, distant sea views, Garden Shed, Small front garden

### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

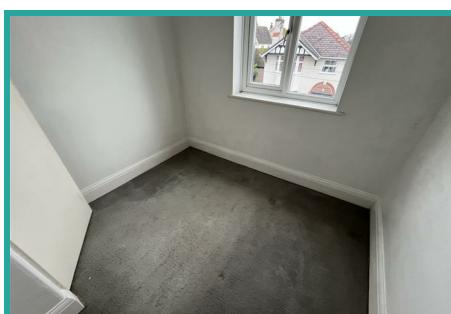
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

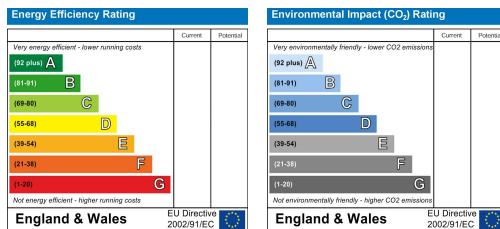
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#### AGENTS NOTES;

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