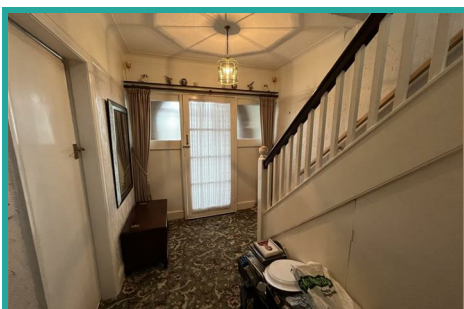




## 9 Hillside Avenue, Old Colwyn, Colwyn Bay LL29 9UB

**£185,000**

In a cul-de-sac off Llanellian 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 too 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

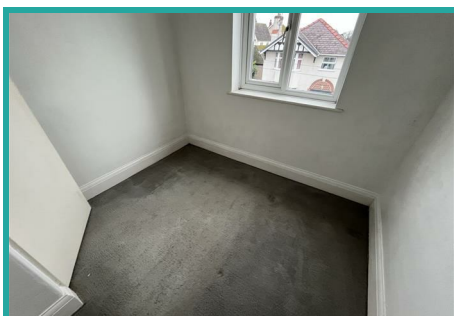
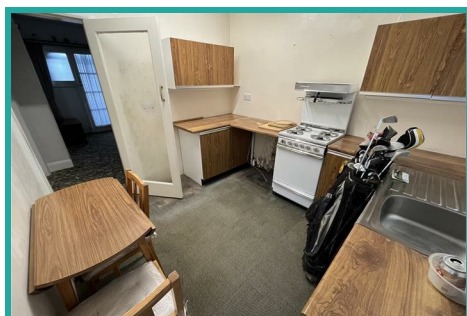
### AGENTS NOTE

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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			
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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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