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# 61 Cynfran Road, Llysfaen, Colwyn Bay, Conwy, LL29 8SU









## No Onward Chain £145,000

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THIS CLEANLY PRESENTED SEMI DETACHED TWO BEDROOM HOME is situated in an elevated position with views from the rear elevation over open fields towards the sea. Close to Primary School, fairly easy access to the A55 Expressway and within a mile of Old Colwyn shopping. The accommodation briefly comprises:- porch; small hall; lounge; kitchen; rear porch; first floor landing; two bedrooms and a three piece bathroom with overbath shower. The property features electric heating, upvc double glazed windows, solar panels for providing supplementary electricity for the property. Outside - small front and rear gardens. Drive for off road parking and a single pre-fabricated concrete garage.

The accommodation comprises:-

GLAZED FRONT DOOR TO:

PORCH
Inner door to:

ENTRANCE HALL
Electric heater.

LOUNGE 13'10" x 10'6" (4.22m x 3.22m)



Chimney recess with inset multi-fuel fire with slate hearth, electric fire, built-in shelving and display shelving, coving, upvc double glazed window to front, understairs walk-in storage cupboard.



KITCHEN/BREAKFAST ROOM 13'10" x 6'11" (4.24m x 2.11m)



Fitted base, wall and drawer units with round edge worktops incorporating inset single drainer sink unit and mixer tap, space for cooker, plumbing for automatic washing machine, wall heater, tiing, upvc double glazed windows to rear.

Door to:

REAR PORCH



Glazed windows and door to garden.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING
Access to loft space, upvc double glazed window, electric Dimplex heater.

BEDROOM 1 11'0" x 10'8" (3.37m x 3.27m)



Built-in over-stairs cupboard and wardrobe with hanging rail and shelving, electric Dimplex heater, upvc double glazed window to the front.



BEDROOM 2 9'11" x 7'5" (3.03m x 2.28m)



Electric Dimplex heater, upvc double glazed window to rear with views over open fields to the sea.

3 PIECE BATHROOM



In white comprising panel bath with electric 'MX' shower over, pedestal wash hand basin, close couple w.c., wall tiling, electric wall heater, upvc double glazed window.

OUTSIDE

FRONT GARDEN
With lawn and shrubs.

Double gates to:

DRIVEWAY
providing off road parking.

REAR GARDEN
With lawns, shrubs and paving. Views.

PRE-FAB CONCRETE GARAGE
Power and light connected. (not presently accessible).

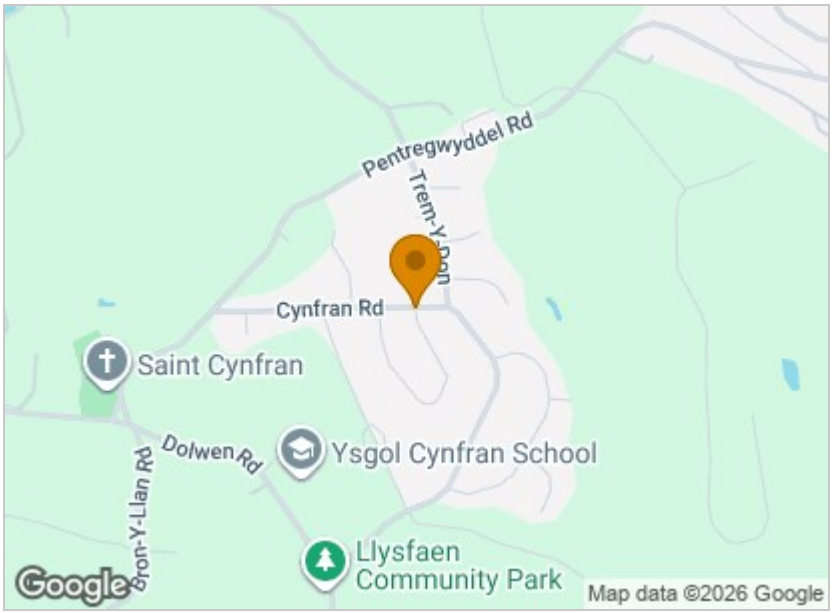
REAR OF PROPERTY



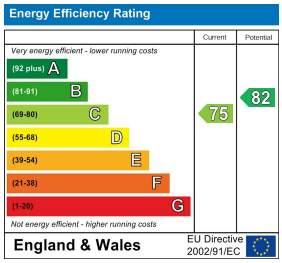
TENURE
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND
Is 'C' obtained from www.conwy.gov.uk

## Area Map




## Energy Efficiency Graph




## Directions

From Eirias Park main gates in Colwyn Bay head towards Old Colwyn, at the roundabout take the 2nd exit and continue along the road through the shops, passing Aldi on the right hand side, continue on Abergele Rd, turn right into Clobryn Rd and continue onto Trem-y-Don, turn right onto Cynfran Rd and the property is on the right hand side within 80 yards.
REF: A933 06/08/26

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

**e mail: llandudno@bdahomesales.co.uk**

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.