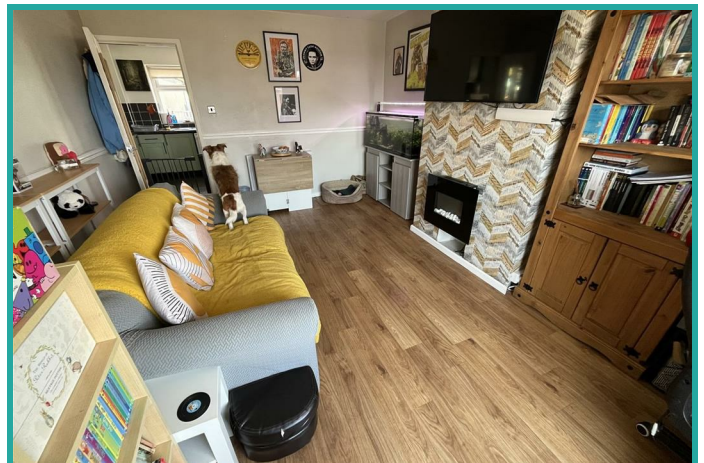
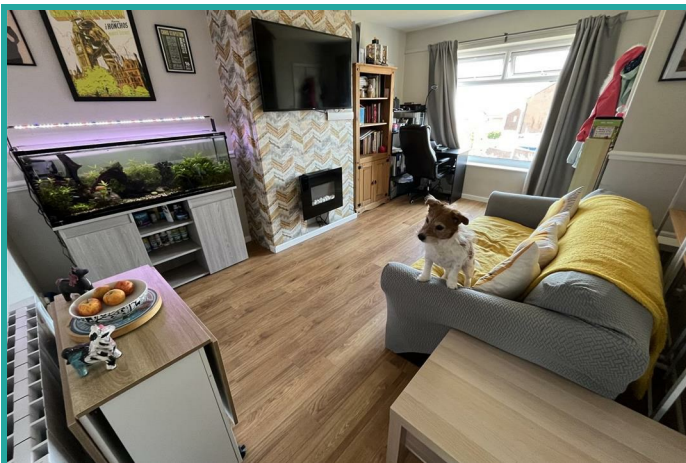


**4 Alltwen, Llysfaen
Colwyn Bay LL29 8PG**



£175,000

4 Alltwen, Llysfaen, Colwyn Bay LL29 8PG

In the peaceful village of Llysfaen, a 3 BEDROOM SEMI DETACHED HOUSE and GARAGE. Set slightly elevated from the road from the front of the house, in particular upstairs there are distant views out to the sea and coastline. Another feature are the private rear gardens and decking. The accommodation briefly affords HALL, LOUNGE, KITCHEN BREAKFAST ROOM, BATHROOM, DOUBLE GLAZING, SOLAR PANELS, ELECTRIC HEATING. The village is located inland from the coast between Colwyn Bay and Abergele. Tenure Freehold, Council Tax Band C. Energy Rating 52E Potential 88B. Ref CB8072

Hall

Laminate flooring, night storage heater

Lounge

16'5" x 11'1" (5.01 x 3.4)

Double glazed, laminate flooring, electric fire and radiator, dado rail

Kitchen Diner

15'3 x 10'9 (4.65m x 3.28m)

Stainless steel sink unit, range of base cupboards and drawers in a turquoise design, black work top surfaces, electric radiator, plumbing for washing machine, 2 double glazed windows and back door, under stairs cupboard, stainless steel cooker hood and splash back

First Floor

Landing

Double glazed, linen cupboard

Bedroom 1

15'3 x 11 (4.65m x 3.35m)

Double door louvre wardrobe cupboard, double glazed window and sea views, electric radiator

Bedroom 2

10'1" x 8'2" (3.08 x 2.5)

Double glazed, electric radiator

Bedroom 3

7'9 x 6'11 (2.36m x 2.11m)

Double glazed window and sea views, electric radiator, cylinder airing cupboard

The Garage

Long driveway at the side of the house to the Single Garage

The Gardens

Lawn at the front with small pond. The rear has a decking area and top lawn

AGENTS NOTE

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

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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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	
(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 CO2 emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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