



STERLING

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58 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE

£145,000

A modern style 2 BEDROOM SEMI DETACHED HOUSE in a quiet cul-de-sac in the village of Llysfaen, which lies between Colwyn Bay and Abergel. Facilities in the village include a Primary School, Local Store, while access to the A55 is a short drive away. With NO ONGOING CHAIN and SOLD AS SEEN the accommodation comprises PORCH, LOUNGE, KITCHEN DINING, REAR CONSERVATORY, FIRST FLOOR 2 BEDROOMS & SHOWER ROOM. OUTSIDE there are gardens to front & rear, there is a long driveway providing off road parking for 2- 3 cars. Heating is by LPG and the windows double glazed. Tenure Freehold, Council Tax Band C. Energy Rating 34F Potential 48E Ref CB8016



Front Porch

Lounge

13'1 x 8'11 (3.99m x 2.72m)

Kitchen Dining

12'5 x 7'4 (3.78m x 2.24m)

Conservatory

9'3 x 7'2 (2.82m x 2.18m)

First Floor

Landing

Bedroom 1

11'10 x 9'1 (3.61m x 2.77m)

Bedroom 2

8'8 x 6'1 (2.64m x 1.85m)

Shower Room

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

Outside

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

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for

one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our 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.



