

**103 Llysfaen Road, Old Colwyn
Colwyn Bay LL29 9HL**



£259,950

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A most interesting and delightful DETACHED COTTAGE HOME of considerable charm and appeal affording surprisingly large interior on different levels, the lower level comprising HALL, LAUNDRY ROOM, SHOWER ROOM & HOBBIES/PLAYROOM/BEDROOM with direct access to the rear gardens. From the front elevation the appearance is two storey but from the rear elevations there are three storeys. Of particular interest is the large well stocked rear gardens with access to a BLOCK OF 3 GARAGES, CAR PORT and LARGE FORECOURT AREA All in excellent order, tastefully decorated the accommodation provides FRONT PORCH - HALL - LOUNGE - DINING ROOM - KITCHEN - FIRST FLOOR 2 BEDROOMS - SHOWER ROOM/SEPARATE W.C and COT ROOM/BOX ROOM - GAS C.H - DOUBLE GLAZING. On a local bus route Ivy Cottage is not far from Old Colwyn village. Tenure Freehold, Council Tax Band D. Awaiting EPC Ref CB8063

Entrance Porch

Brick lower walls, double glazed door and window, glazed inner door

Hall

Double glazed, dado rail, central heating radiator

Large Lounge

14'1" x 10'9" (4.3 x 3.3)

Feature fireplace surround and tiled inset, 2 double glazed windows, coved ceilings, central heating radiator

Dining Room

13'5" x 9'6" (4.09 x 2.9)

Double glazed window, central heating radiator, coved ceilings, 2 arched alcoves

Kitchen

8'2" x 6'10" (2.5 x 2.1)

Singler drainer sink unit, double glazed, pelmet lighting, cream style base cupboards and drawers with sage colour work top surfaces, cooker extractor hood., wall units

First Floor

Stairway from Hall to First Floor Landing, dado rail, access to loft

Bedroom 1

11'5" x 10'9" (3.5 x 3.3)

Double glazed window, central heating radiator, fitted wardrobe unit with 7 doors, part panelled walls

Bedroom 2

10'5" x 7'2" (3.2 x 2.2)

Double glazed, central heating radiator, sea views

Box Room

7'2" x 6'2" (2.2 x 1.9)

Or Cot Room, L shaped, no window

Shower Room

8'6" x 6'10" (2.6 x 2.1)

Walk in double shower unit and screen, wash hand basin, tiled walls, double glazed, heated towel radiator. Separate w.c, double glazed, tiled walls, central heating radiator

Lower Level

Stairway off the Hall down to the Lower Hall, tiled floor, double glazed door to outside

Bedroom/Hobbies Room

13' x 8 (3.96m x 2.44m)

Double glazed

Laundry Room

12'10 x 9'6 (3.91m x 2.90m)

Central heating radiator, double glazed, gas central heating boiler, plumbing for washing machine

Shower Room

Walk in shower and unit, wash hand basin, central heating radiator. Separate w.,c double glazed

The Gardens

Large well stocked gardens to the back of the house with flowering trees and shrubs, flagged patio, pergola, pampas grass. There is an access from the rear garden to the garages

The Garages

A block of 3 garages and open car port, access off Penrhos Avenue with large forecourt area providing plenty of off road parking and turning area

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

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.

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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	
		55	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		74	80

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