



STERLING

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58 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE

£155,000

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

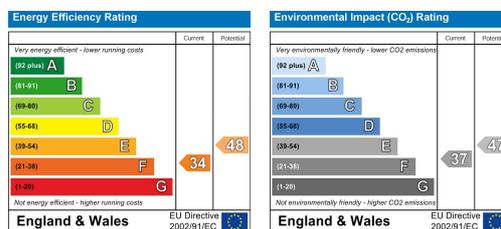
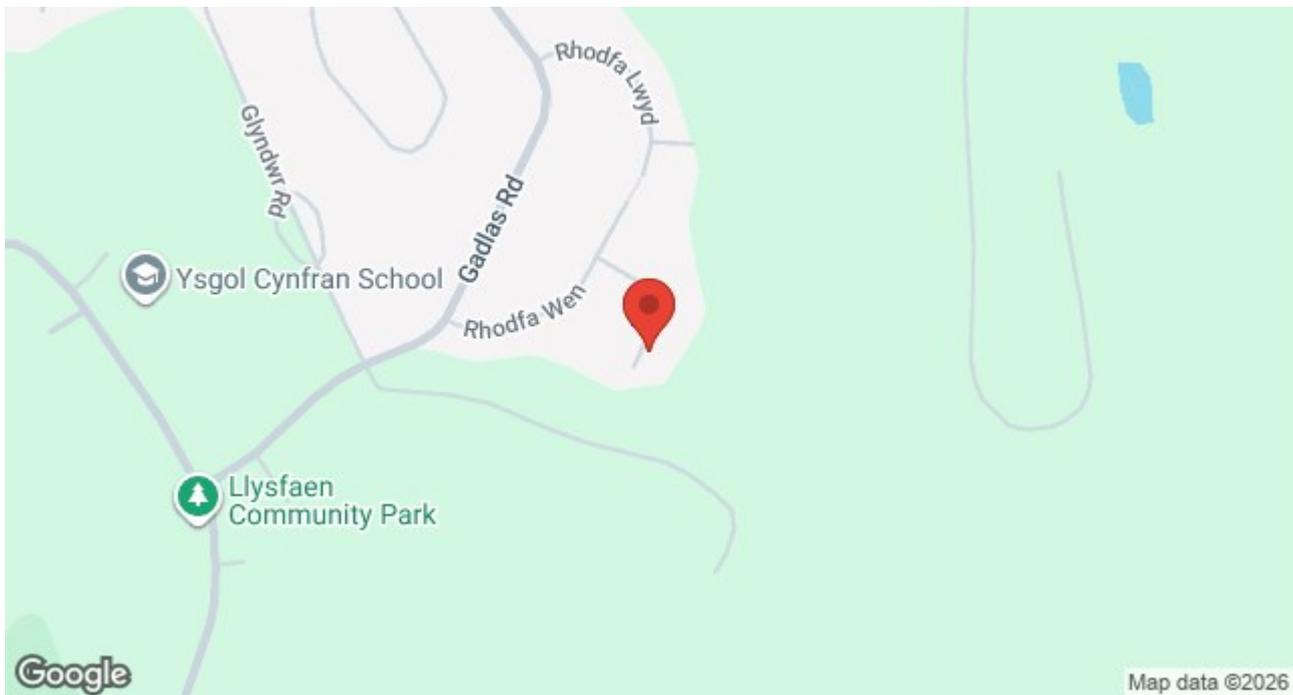
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