



## 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 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 TBC Ref CB



## 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

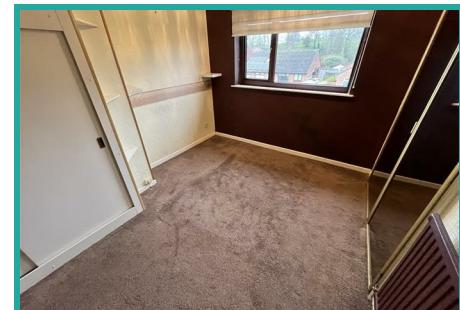
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

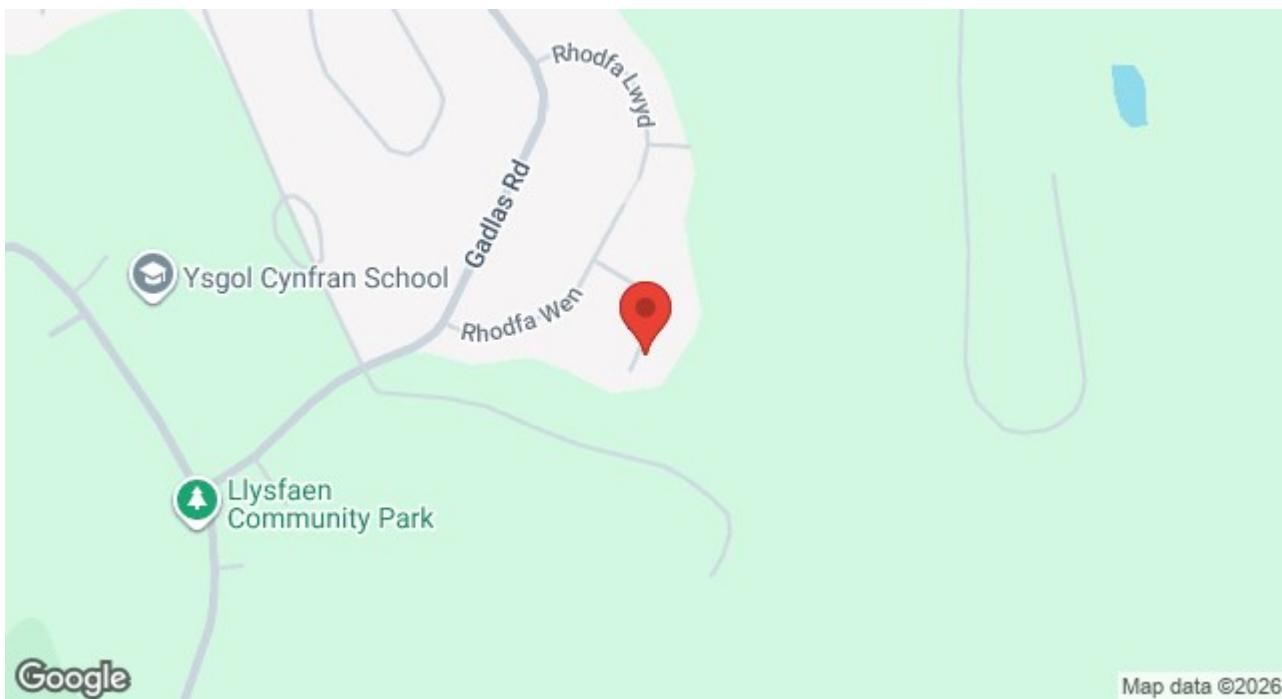
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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