STERLING
ESTATE AGENTS & VALUERS

Preswylfa 20 Llewelyn Avenue, Glan Conwy
Colwyn Bay LL28 5LU







£192,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Preswylfa 20 Llewelyn Avenue, Glan Conwy, Colwyn Bay LL28 5LU

Located at the top of the cul-de-sac with OFF ROAD PARKING and GARAGE, a traditional style 2 BEDROOM SEMI DETACHED HOUSE with vacant possession and NO CHAIN. The property has a lovely private rear garden with own gate onto Acre Field and a short cut to the village. Briefly the accommodation affords HALL, LOUNGE, LARGE FITTED KITCHEN DINING ROOM,, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band. C. EPC. 59D Potential 73C. Ref CB8116

Entrance
Double glazewd front door to Hall

Lounge
14'5" x 12'5" (4.4 x 3.8)
Double glazed bay window, under stairs cupboard, stone fireplace and living flame gas fire

Fitted KItchen Dining Room
17'0" x 11'1" (5.2 x 3.4)
Range of grey design base cupboards and drawers with marble style work top surfaces, single drainer sink unit, 2 double glazed windows and patio doors leading onto the back garden, 4 ring electric hob unit, pan drawers, splash back, cooker extractor hood, double oven, central heating radiator, island unit and breakfast bar, 3 tall larder units

First Floor
Stairway off the Hall to First Floor and Landing

Bedroom 1
14'9" x 10'9" (4.5 x 3.3)
Double glazed, wardrobe alcove

Bedroom 2
10'9" x 9'10" (3.3 x 3.01)
Double glazed

Bathroom
7'6" x 7'2" (2.3 x 2.2)
Panel bath, Mira shower unit, w.c, vanity wash hand basin, part tiled walls, double glazed, Dimplex heater. heated towel radiator

Outside
Driveway and off road parking leading to the Concrete Sectional Garage. Outside Store, plumbing for washing machine, gas central heating boiler W.C

The Gardens
Small front garden and borders. Private rear garden with lawn, patio area, trees and shrubs ensuring seclusion, barbeque, decking

MOBILE & BROADBAND CONNECTION
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three-UK- Good outdoor and in-home
Vodafone_ Good outdoor, variable in-home

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.
The table shows the predicted broadband services in your area.

Standard 6 Mbps 0.7 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

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 sellers and 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.











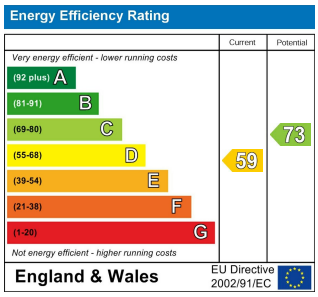


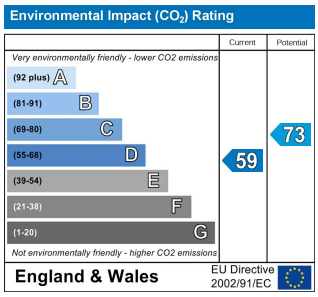












AGENTS NOTES;

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.