

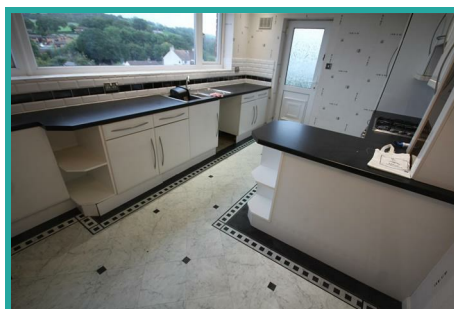
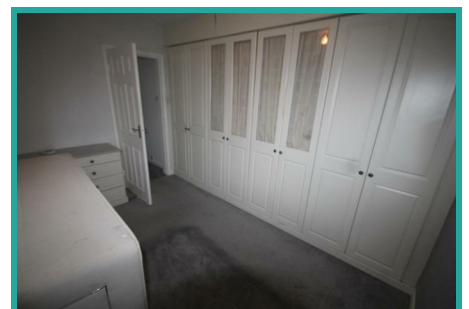


## **2 Llanelian Heights, Old Colwyn, Colwyn Bay LL29 8YB**

**£189,500**

A DETACHED 2 BEDROOM BUNGALOW with GARAGE set in tiered gardens. The property is located in a quiet cul-de-sac on the outskirts of the village and enjoys lovely views over the surrounding hills and Golf Course. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords PORCH, HALL, LARGE LOUNGE, KITCHEN BREAKFAST ROOM, SHOWER ROOM, GAS C.H, DOUBLE GLAZING. Despite being on the fringe of open countryside, Old Colwyn village and access onto the A55 is about a mile away.

Tenure Freehold, Council Tax Band D. EPC. 59D Potential 83B Ref CB8109



### Entrance

Double glazed front door to Porch, tiled floor, meter cupboard, inner door to

### Hall,

Cloaks cupboard, central heating radiator

### Large Lounge

19'0" x 11'9" (5.8 x 3.6)

Huge double glazed picture window overlooking the lovely views, coved ceilings, central heating radiator, circular marble fireplace and raised hearth, living flame gas fire

### Kitchen Breakfast Room

13'3" x 9'11" (4.06 x 3.03)

Stainless steel sink unit, white base cupboards and drawers with black work top surfaces, double glazed window and back door, lovely hill views, 4 ring gas hob unit, built in electric oven, wall cupboards, cooker extractor hood, fridge freezer, central heating radiator, peninsular cupboards, plumbing for washing machine

### Bedroom 1

11'5" x 9'10" (3.5 x 3.02)

Built in wardrobes with 8 doors, double glazed, central heating radiator, dressing table

### Bedroom 2

11'5" x 9'2" (3.5 x 2.8)

Double glazed, central heating radiator

### Shower Room

6'9" x 6'2" (2.06 x 1.9)

Quadrant shower cubicle and unit, vanity wash hand basin, w.c, beach style cupboards, tiled walls, double glazed, heated towel radiator

### The Garage

Driveway leading the the built on SINGLE GARAGE with up and over door

### The Gardens

Tiered gardens to front and rear, pathways, flower beds, rockeries, small patio terrace, underfloor storage room and gas central heating boiler

### 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 [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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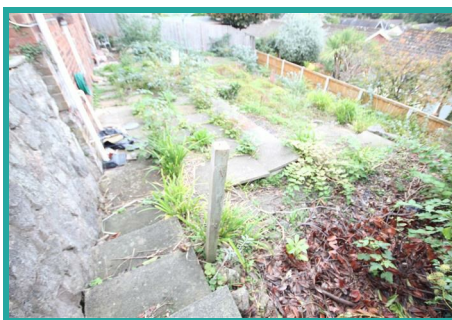
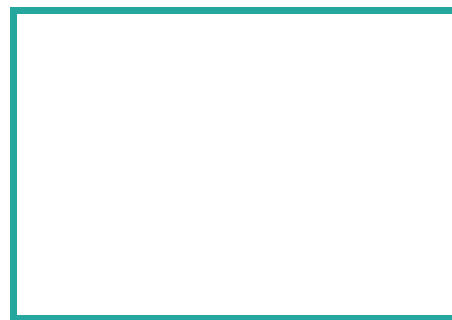
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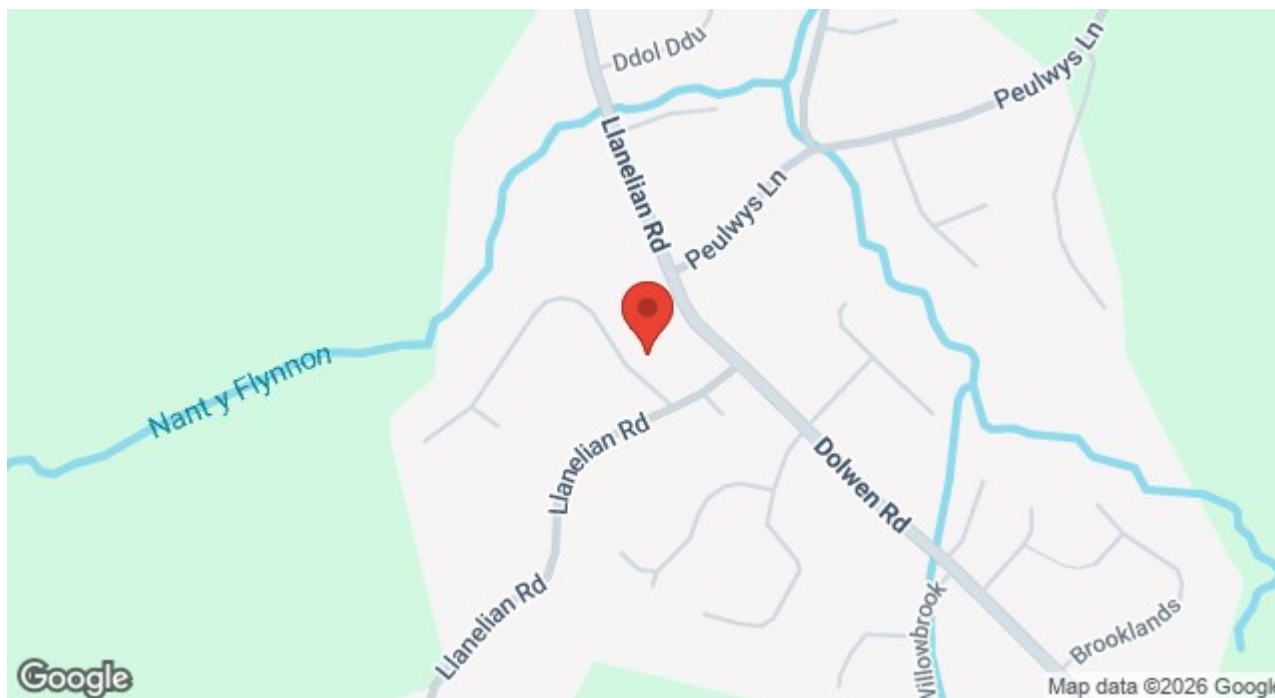
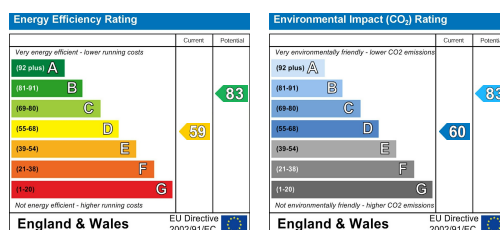
### BROADBAND & MOBILE CONNECTION

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 14 Mbps 1 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 1800 Mbps 220 Mbps

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 and in-home  
O2- Good outdoor, variable in-home  
Three Good outdoor, variable in-home  
Vodafone\_ Good outdoor





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