

**8 Ellis Avenue, Old Colwyn  
Colwyn Bay LL29 9LB**



**£169,950**

## 8 Ellis Avenue, Old Colwyn, Colwyn Bay LL29 9LB

A MIDDLE ROW 3 BEDROOM TOWN STYLE HOUSE located on the outskirts of the village in a cul-de-sac off Highland Road. Brick built with pebble dashed elevations beneath a tiled roof the property has no ongoing chain and vacant possession on completion. Offering deceptively spacious accommodation, extended and altered internally the property features ENTRANCE PORCH, LOUNGE, DINING ROOM, FITTED KITCHEN, CONSERVATORY, UTILITY ROOM, WORKROOM, BATHROOM, GAS C.H, DOUBLE GLAZING. Ysgol Penmaenrhos is not far away as is Old Colwyn Village. Tenure Freehold, Council Tax Band C, EPC 69C Potential 105A. Ref CB7989

### Large Entrance Porch

Central heating radiator, tiled floor, Hall under stairs cupboard

### Lounge

12'5" x 11'1" (3.8 x 3.4)

Brick and terrazzo style fireplace with slate hearth, side plinths, living flame gas fire, cove ceilings, double glazed window, central heating radiator

### Dining Room

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

Central heating radiator, double glazed patio doors, coved ceilings

### Kitchen

9'6" x 8'10" (2.9 x 2.7)

Single drainer sink unit, 4 ring gas hob unit, white base cupboards and drawers, blue/grey design work top surfaces, double glazed window and back door, wall units, Beko double oven, under stairs pantry, freezer area

### Conservatory

12'1" x 9'10" (3.7 x 3)

Brick lower walls, windows double glazed, central heating radiator, tiled floor

### Under Stairs W.C

### Utility Room

8'2" x 5'6" (2.5 x 1.7)

Double glazed, tiled floor, plumbing for washing machine, wash hand basin

### Work Room

18'8" x 7'6" (5.7 x 2.3)

Power & Light, double glazed windows, double glazed french doors

### First Floor

Landing, central heating radiator, access to loft

### Bedroom 1

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, double door wardrobe and store

### Bedroom 2

9'10" x 9'6" (3 x 2.9)

Double glazed window and distant sea views, central heating radiator, double door wardrobe cupboard, Glow Worm gas central heating boiler

### Bedroom 3

9'6" x 8'10" (2.9 x 2.7)

Double door over stairs cupboard, double glazed, central heating radiator

### Bathroom

6'2" x 5'9" (1.88m x 1.75m)

Panel bath, pedestal wash hand basin, w.c, double glazed, tiled walls, central heating radiator, shower unit and screen

### Parking

In the front of the house is a CAR BAY for one car, Small patio rear garden

### AGENTS NOTE

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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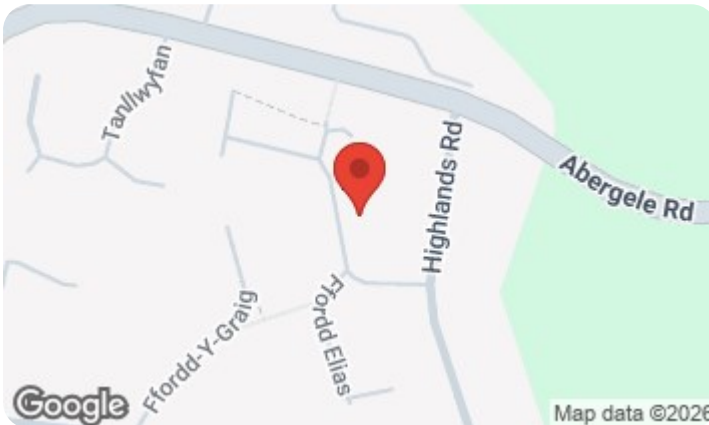
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PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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