



4 St. Johns Crescent, Old Colwyn, Colwyn Bay LL29 9RN

Chain Free £200,000

In a quiet cul-de-sac within a short level walk of the village shops and amenities, a traditional style 3 BEDROOM SEMI DETACHED HOUSE, brick built with pebble dashed elevations beneath a tiled roof. With vacant possession and NO ONGOING CHAIN the house stands in small manageable gardens with OFF ROAD PARKING from the rear lane off Wynn Avenue North. On two floors the accommodation affords HALL - LOUNGE - MORNING ROOM - EXTENDED KITCHEN - GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - GAS C.H - DOUBLE GLAZING. Energy Rating 57D Potential 84B. Tenure Freehold. Council Tax Band D. Ref CB7542



Entrance

Double glazed front door to Hall, central heating radiator, under stairs cupboard

Lounge

14'5" x 11'5" (4.4 x 3.5)

Double glazed bay window to front aspect, coved ceilings, tiled fireplace and hearth, central heating radiator

Dining Room

13'5" x 11'9" (4.1 x 3.6)

Double glazed window to rear aspect, tiled fireplace, central heating radiator

Extended Kitchen

18'0" x 4'11" and 6'2" (5.5 x 1.5 and 1.9)

Central heating radiator, beech style base cupboards and drawers, bronze marble effect work top surfaces, wall units, gas central heating boiler, plumbing for washing machine, single drainer sink unit, 4 ring gas hob unit, cooker hood, built in electric oven,

Ground Floor Shower Room

6'10" x 4'11" (2.09 x 1.5)

Double shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, tiled walls, central heating radiator

First Floor

Stairway from the Hall to First Floor and Landing, secondary glazed leaded window

Bedroom 1

14'1" x 10'9" (4.3 x 3.3)

Double glazed bay window to front aspect, central heating radiator

Bedroom 2

13'5" x 10'2" (4.1 x 3.1)

Double glazed, central heating radiator

Bedroom 3

7'10" x 7'6" (2.4 x 2.3)

Double glazed, central heating radiator

Bathroom

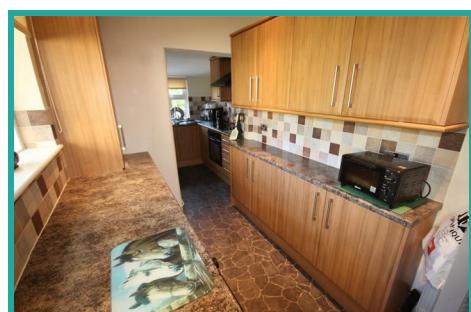
7'10" x 7'10" (2.4 x 2.4)

Panel bath, shower unit and screen, wash hand base w.c, heated towel radiator, airing cupboard, 2 double glazed windows, tiled walls

Outside

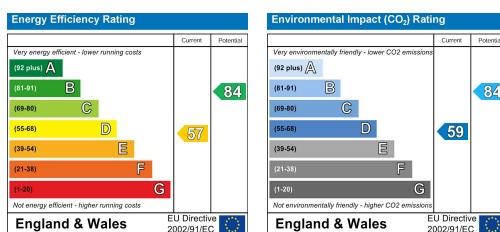
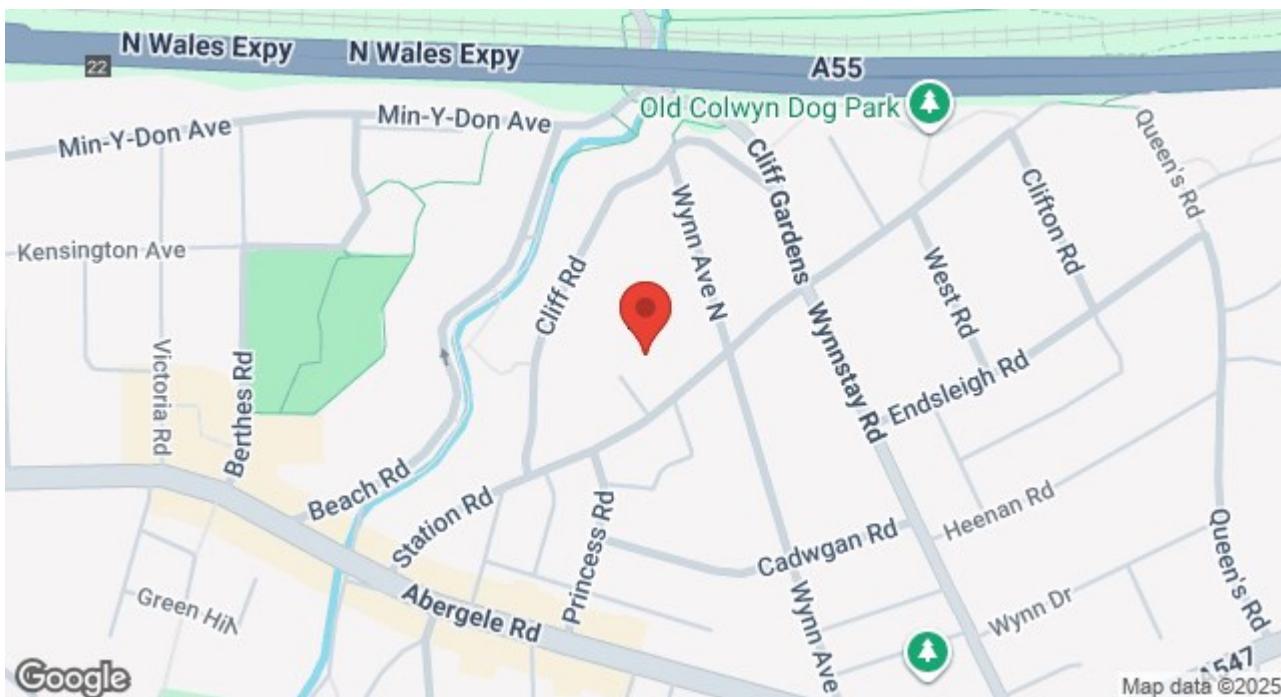
Ornamental front garden laid with patio flag stones and golden gravel. Rear and side garden part lawn and a paved area with space for off road parking, access through double ranch style gate onto the rear lane to Wynn Avenue North

AGENTS NOTE



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