



STERLING

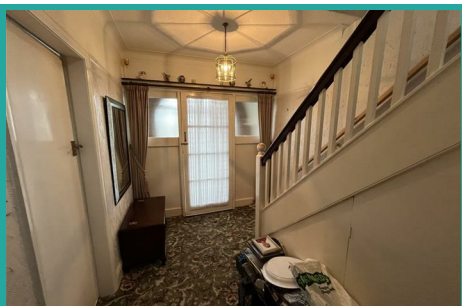
ESTATE AGENTS & VALUERS



9 Hillside Avenue, Old Colwyn, Colwyn Bay LL29 9UB

£169,500

In a cul-de-sac off Llanellian Road, a traditional style SEMI DETACHED HOUSE with brick and pebble dashed elevations beneath a red tiled roof. A popular residential area convenient for the village shops, local schools and access onto the A55, the property is arranged on two floors and features PORCH - HALL - LOUNGE - DINING ROOM - KITCHEN - 3 BEDROOMS - BATHROOM - DOUBLE GLAZED - REAR PATIO GARDEN. Colwyn Bay town centre is a short drive away. Council Tax Band D. Tenure Freehold. Energy Rating 39E Potential 82B. Ref CB8013



Entrance Porch

Double glazed front door, inner door too Hall, two under stairs cupboard

Front Lounge

13'5" x 12'9" (4.1 x 3.9)

Double glazed bow window, fireplace surround and electric fire, coved ceiling

Dining Living Room

11'9" x 11'1" (3.6 x 3.4)

Double glazed, fireplace surround with marble back and hearth, living flame gas fire, coved ceilings

Kitchen

10'5" x 9'10" (3.2 x 3.02)

Stainless steel sink unit, wall and base cupboards, double glazed window and back door

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

13'1" x 12'9" (4.01 x 3.9)

Double glazed bow window

Bedroom 2

12'1" x 11'5" (3.7 x 3.5)

Double glazed

Bedroom 3

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

Double glazed

Bathroom

6'2" x 4'7" (1.9 x 1.4)

Panel bath, pedestal wash hand basin, Mains gas hot water boiler, double door cylinder airing cupboard, Separate W.C

Outside

Patio garden at the rear of the house, distant sea views, Garden Shed, Small front garden

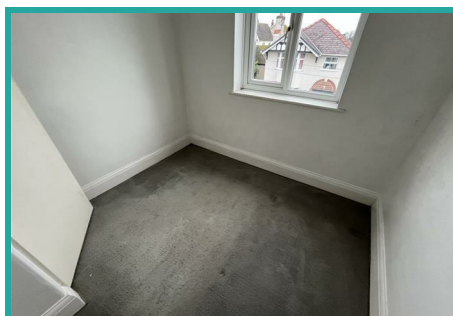
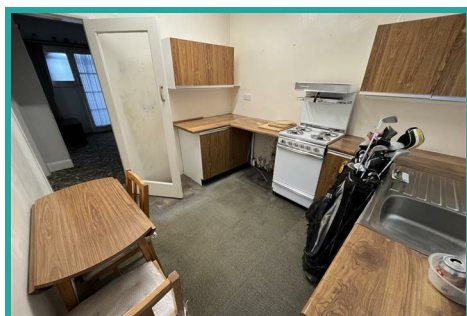
AGENTS NOTE

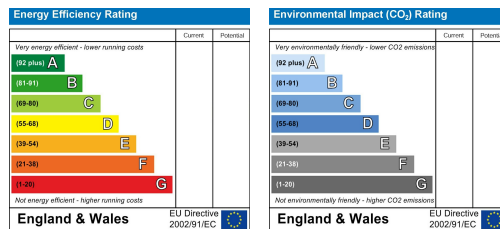
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AGENTS NOTES;

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