



## **35 Bryn Celyn, Colwyn Heights, Colwyn Bay LL29 6DH**

**Asking Price £155,000**

An ideal starter home for the first time buyer, a modern style SEMI DETACHED HOUSE located on the popular Colwyn Heights development. With vacant possession and NO ONGOING CHAIN the house affords FRONT PORCH, HALL, LOUNGE, KITCHEN DINER, 2 BEDROOMS, BATHROOM, PARKING, DOUBLE GLAZING, GARDENS FRONT & REAR. Located nearby is Ysgol Pen-y-Bryn, local store and Restaurant/Free House.

Awaiting EPC Ref CB7399



### **Entrance**

Double glazed front door to PORCH, inner door to HALL, gas convector heater

### **Lounge**

**14'2 x 11'10 (4.32m x 3.61m)**

Double glazed window to front aspect, fireplace surround with marble back and hearth, living flame gas fire

### **Kitchen Dining Room**

**14'1 x 6'9 (4.29m x 2.06m)**

Stainless steel sink unit, 2 double glazed windows and back door, base cupboards and wall units, plumbing for washing machine, electric heater, under stairs cupboard

### **First Floor**

Stairway from Hall to First Floor and Landing, double glazed

### **Bedroom 1**

**11'4 x 11'1 (3.45m x 3.38m)**

Double glazed window, cylinder airing cupboard, electric heater, wardrobe cupboard

### **Bedroom 2**

**9'8 x 7'7 (2.95m x 2.31m)**

Double glazed

### **Bathroom**

**6'5 x 6'1 (1.96m x 1.85m)**

Panel bath, Mira shower, pedestal wash hand basin, w.c, half tiled walls, double glazed window

### **Outside**

Driveway at the side of the house with off road parking, lawn gardens to front and rear, the back garden quite private

### **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

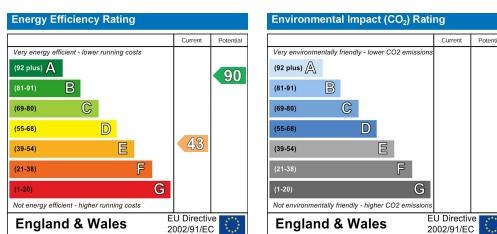
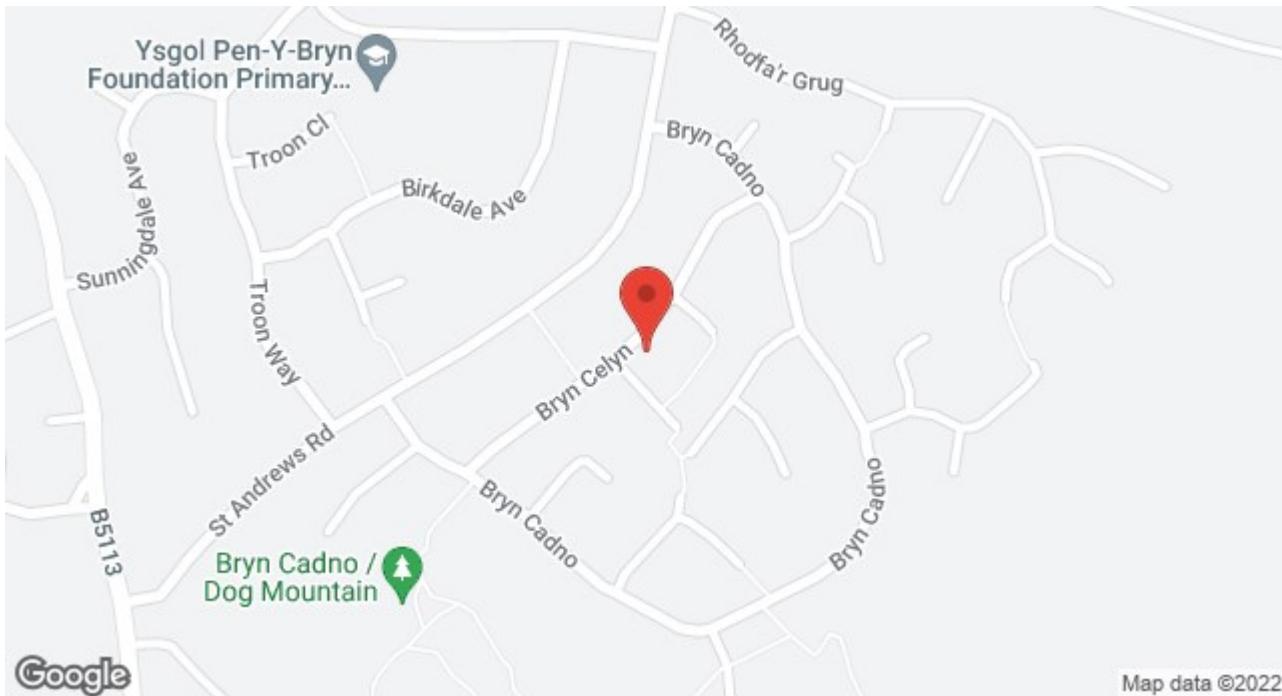
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#### AGENTS NOTES;

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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