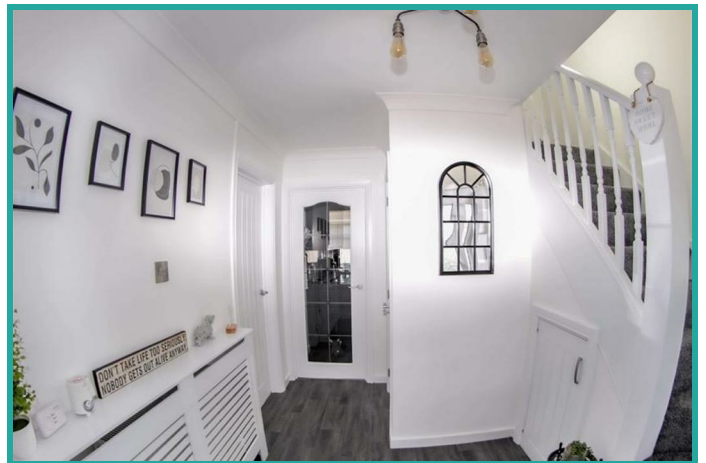


**44 Cynfran Road, Llysfaen
Colwyn Bay LL29 8SU**



Asking Price £215,000

44 Cynfran Road, Llysfaen, Colwyn Bay LL29 8SU

A modern style 3 BEDROOM SEMI DETACHED HOUSE in the popular village of Llysfaen, with CONSERVATORY EXTENSION. Of particular note is the extra LARGE GARDENS with plenty of off road parking and room to extend further subject to planning. The house has undergone a complete refurbishment programme and is ready to walk into and highly recommended for viewing. The house is located close to the village primary school and local shop. The accommodation affords HALL - LOUNGE - KITCHEN - CONSERVATORY - 3 BEDROOMS - LARGE GARDENS TO FRONT AND BACK - SOLAR PANELS - DRIVEWAY & PARKING. The village of Llysfaen is pleasantly located inland from the coast between Colwyn Bay and Abergel. Energy Rating D59 Potential C73 CB6487

Entrance

Double glazed front door and side panels to Porch, cushion flooring in a grey wood grain design

Hall

Central heating radiator and cabinet, under stairs store cupboard, grey wood grain cushion flooring

Cloakroom

Double glazed window, W/C, wash hand basin with vanity cupboard below, grey wood grain style cushion flooring

Large Through Lounge

33'3" x 10'7" (10.14 x 3.25)

Double glazed window, double glazed sliding doors, coved cornices, central heating radiator and cabinet, vertical tubular central heating radiator, light oak style wood flooring, multi fuel burner with central heating boiler behind on a slate hearth, exposed timber beam over, oak flooring

Fitted Kitchen

9'1" x 7'2" (2.78 x 2.2)

Range of base and wall cupboards in a charcoal grey gloss style, speckled design worktops, inset sink and drainer, integrated electric oven and Bosch ceramic hob, extractor hood, ceramic tile floor and ceramic splash backing. peninsular unit and breakfast bar, plumbing for washing machine, grey wood grain design cushion flooring, concealed lighting

Conservatory

17'8" x 8'11" (5.4 x 2.72)

Open archway from kitchen, fair faced brick base walls, double glazed windows and french doors to outside, grey wood design laminated flooring, vertical central heating radiator

First Floor Level

Double glazed window, timber handrail and balustrading, airing cupboard and radiator

Bathroom

Double glazed window, chrome radiator, fitted shower bath and unit, shower screen, w/c, wash hand basin, upvc panelling to walls, tiled floor

Bedroom 1

10'11" x 10'6" (3.33 x 3.22)

Double glazed window, radiator, light oak wood grain style laminated floor, double door wardrobe

Bedroom 2

12'2" x 10'7" (3.73 x 3.23)

Double glazed window, radiator, grey wood grain design laminated floor, double door wardrobe

Bedroom 3

9'1" x 8'11" (2.77 x 2.74)

Double glazed window, radiator, grey wood grain style laminate flooring

Outside Rear

Raised decking area, timber fence and brick walled perimeters, plenty of off road parking through ranch style gates. Single garage.

Side

Lawn and side decking, mature shrubs to borders, timber gate, timer fence

Front

Paved pathway, mainly decorative chippings to remaining surface, low upkeep, stub walling to boundaries

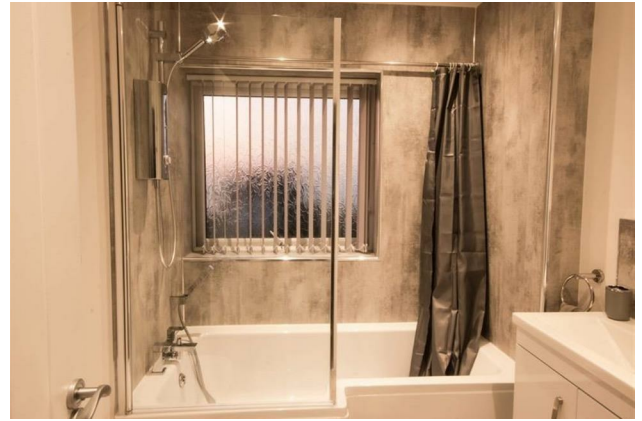
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	62
England & Wales		
EU Directive 2002/91/EC		

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