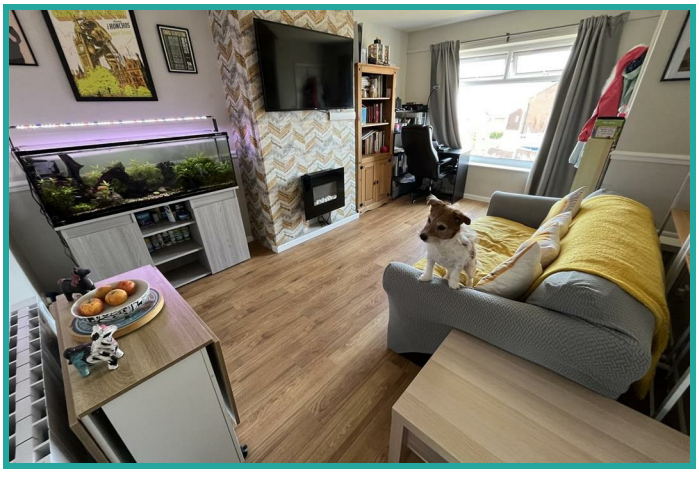
STERLING
ESTATE AGENTS & VALUERS

4 Alltwen, Llysfaen
Colwyn Bay LL29 8PG







£167,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

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In the peaceful village of LLysfaen, a 3 BEDROOM SEMI DETACHED HOUSE and GARAGE. Set slightly elevated from the road from the front of the house, in particular upstairs there are distant views out to the sea and coastline. Another feature are the private rear gardens and decking. The accommodation briefly affords HALL, LOUNGE, KITCHEN BREAKFAST ROOM, BATHROOM, DOUBLE GLAZING, SOLAR PANELS, ELECTRIC HEATING. The village is located inland from the coast between Colwyn Bay and Abergele. Tenure Freehold, Council Tax Band C. Energy Rating 52E Potential 88B. Ref CB8072

Hall
Laminate flooring, night storage heater

Lounge
16'5" x 11'1" (5.01 x 3.4)
Double glazed, laminate flooring, electric fire and radiator, dado rail

Kitchen Diner
15'3 x 10'9 (4.65m x 3.28m)
Stainless steel sink unit, range of base cupboards and drawers in a turquoise design, black work top surfaces, electric radiator, plumbing for washing machine, 2 double glazed windows and back door, under stairs cupboard, stainless steel cooker hood and splash back

First Floor

Landing
Double glazed, linen cupboard

Bedroom 1
15'3 x 11 (4.65m x 3.35m)
Double door louvre wardrobe cupboard, double glazed window and sea views, electric radiator

Bedroom 2
10'1" x 8'2" (3.08 x 2.5)
Double glazed, electric radiator

Bedroom 3
7'9 x 6'11 (2.36m x 2.11m)
Double glazed window and sea views, electric radiator, cylinder airing cupboard

The Garage
Long driveway at the side of the house to the Single Garage

The Gardens
Lawn at the front with small pond. The rear has a decking area and top lawn

AGENTS NOTE
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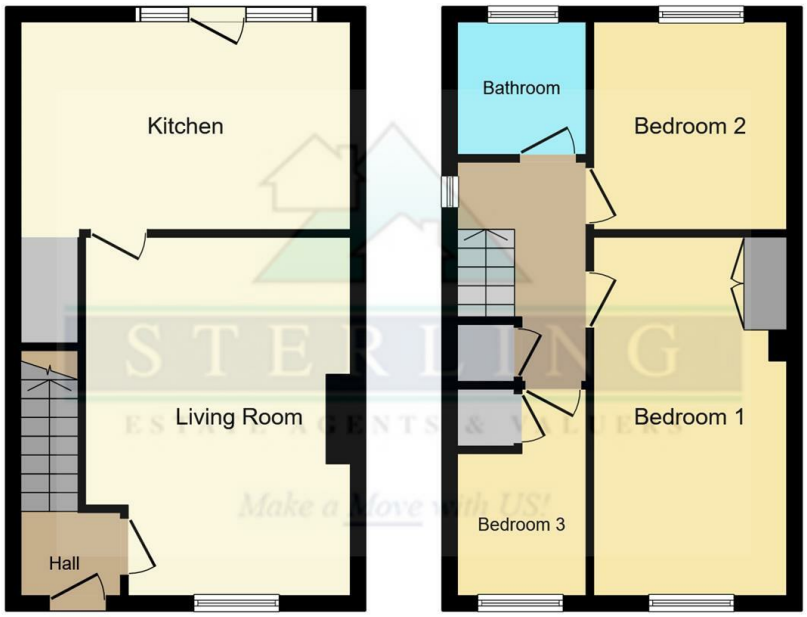






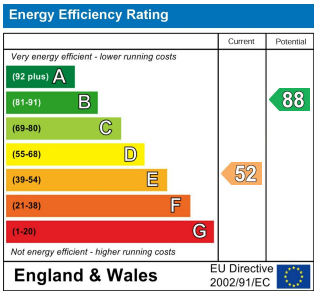


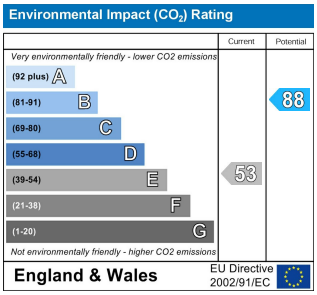




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io







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