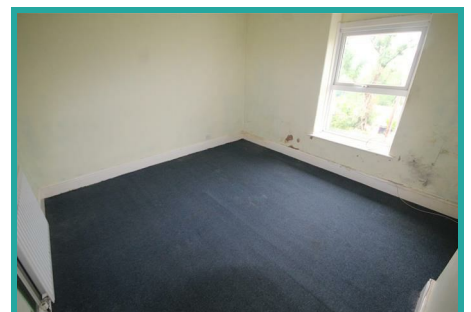
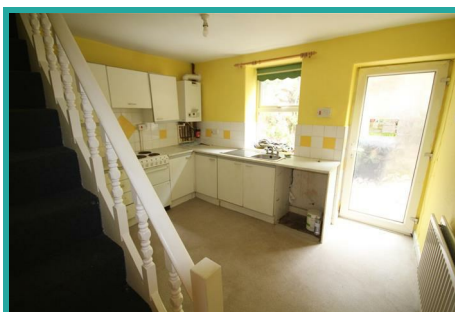




## **2 Craigside Cottages, Llysfaen, Colwyn Bay LL29 8UD**

**Asking Price £115,000**

A MIDDLE ROW COTTAGE in a row of three located off Tan-y-Graig Road up an private road. Set slightly above road level there are lovely distant country views from the front. With vacant possession and NO ONGOING CHAIN the cottage affords PORCH, LIVING ROOM, KITCHEN BREAKFAST ROOM, 2 BEDROOMS, BATHROOM, DOUBLE GLAZING & LPG HEATING. The cottage is located between Llysfaen village and Old Colwyn. Energy Rating 40E Potential 110A Ref CB7570



### Entrance Porch

Double glazed inner door to

### Living Room

11'10 x 11 (3.61m x 3.35m)

Slate open coal fireplace, double glazed, laminate flooring, central heating radiator

### Kitchen Breakfast Room

11'10 x 10'9 (3.61m x 3.28m)

Stainless steel sink unit, double glazed, LPG central heating boiler, base cupboards and wall units, double glazed back door

### First Floor

#### Bedroom 1

11'9 x 10'3 (3.58m x 3.12m)

Double glazed window to front aspect and the country views, central heating radiator

#### Bedroom 2

6'9 x 6 (2.06m x 1.83m)

Central heating radiator, double glazed

### Bathroom

9' x 6'6 (2.74m x 1.98m )

Bath, pedestal wash hand basin, w.c, double glazed, central heating radiator, louvre doored cupboard

### Outside

Small front garden and small rear garden backing onto the natural rockline

### AGENTS NOTE

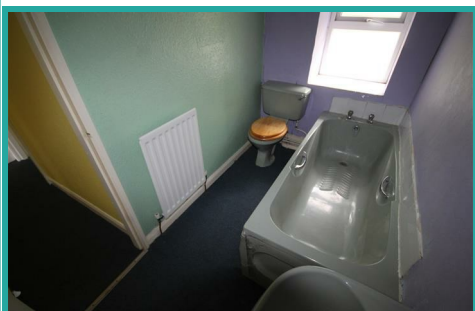
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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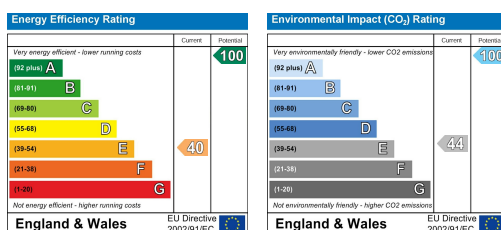
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#### AGENTS NOTES;

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These sites could well find a buyer for your own home.



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Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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