



18 Sefton Road, Old Colwyn, Colwyn Bay LL29 9BP

£129,950

A SEMI DETACHED 2 BEDROOM BUNGALOW set back from the road requiring updating and redecoration but offering great potential. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords OPEN PORCH, HALLWAY, FRONT LOUNGE, BEDROOM, INNER HALL BEDROOM 2 & EN SUITE WASHROOM, KITCHEN BREAKFAST ROOM, BATHROOM, REAR PORCH. FRONT GARDEN, GAS C.H, DOUBLE GLAZING. The bungalow is on a local bus route and within a few minutes to Old Colwyn village shops and schools. Tenure Freehold, Council Tax Band C. Awaiting EPC. Ref CB8089



Open Porch

Double glazed front door

Long Hallway

23'0" x 2'11" (7.03 x 0.9)

Central heating radiator

Lounge

15'5" x 11'1" (4.7 x 3.4)

Double glazed bow window, central heating radiator, coved ceilings, fireplace surround and electric fire

Inner Hall

Central heating radiator

Bedroom 1

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

Double glazed side window, 2 single wardrobes and top cupboards, central heating radiator

Bedroom 2

10'2" x 10'2" (3.1 x 3.1)

Double glazed, central heating radiator, double door wardrobe

En Suite Wash Room

Pedestal wash hand basin, w.c, half tiled, double glazed

Kitchen Breakfast Room

13'3" x 11'9" (4.06 x 3.6)

Stainless steel sink unit, 3 double glazed windows, central heating radiator, wall and base cupboards, gas central heating boiler, mainly tiled walls

Bathroom

Bath, pedestal wash hand basin, w.c, double glazed

Rear Porch

Central heating radiator, double glazed back door

Outside

Gardens mainly to the front on the right hand side of the communal pathway. Small rear garden

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.

BROADBAND & MOBILE CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 15 Mbps 1 Mbps

Good Superfast 73 Mbps 17 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

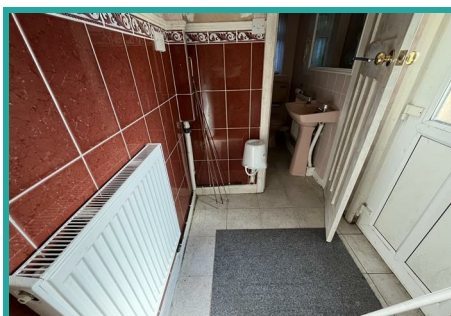
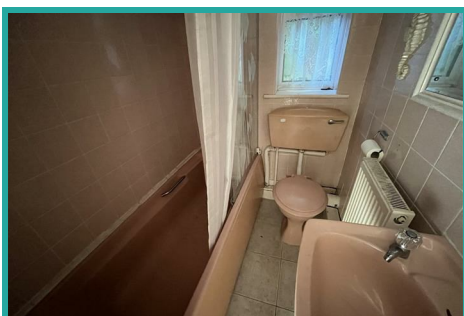
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

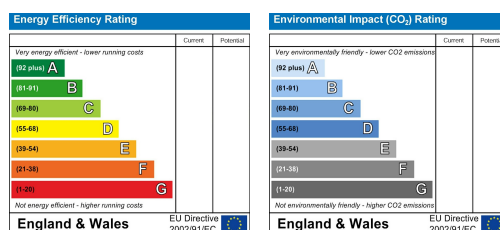
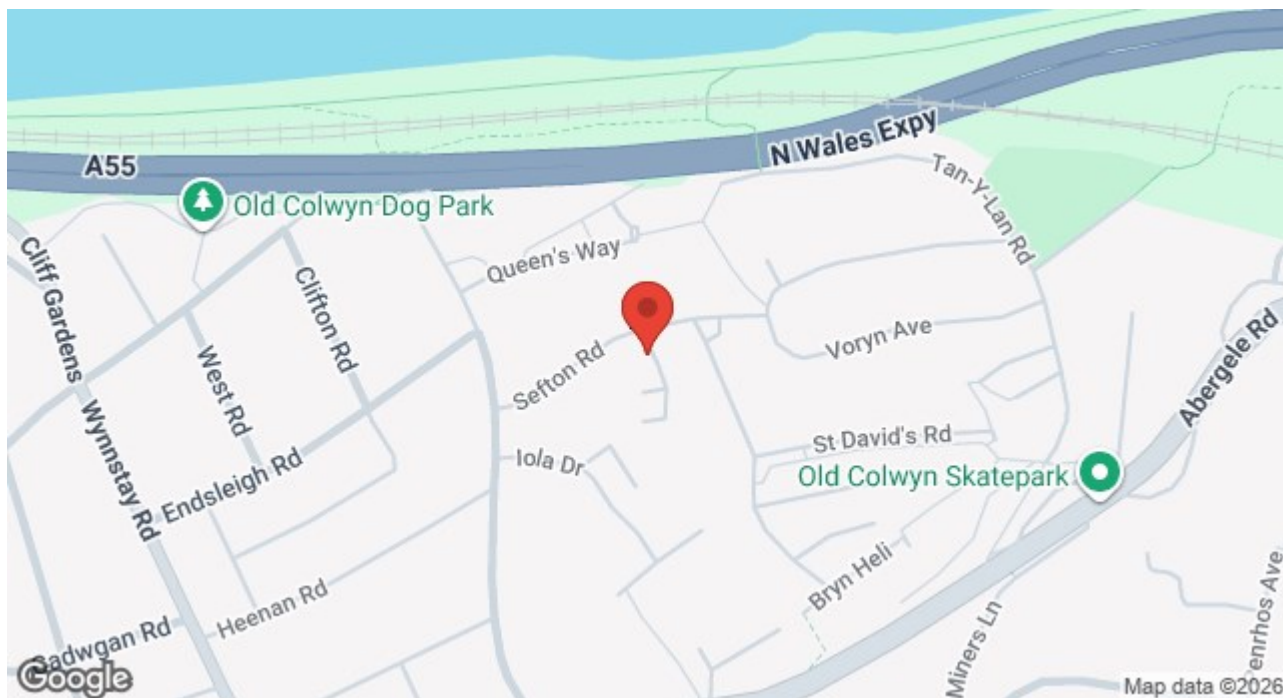
EE- Good outdoor and in-home

O2- Good outdoor, variable in-home

Three- Good outdoor, variable in-home

Vodafone_ Good outdoor, variable in-home





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