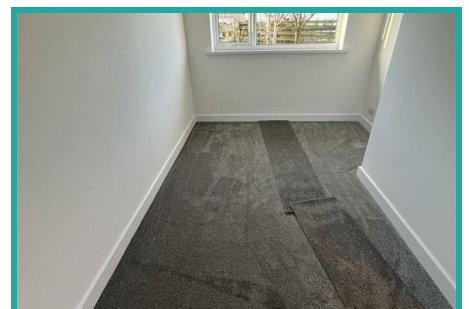
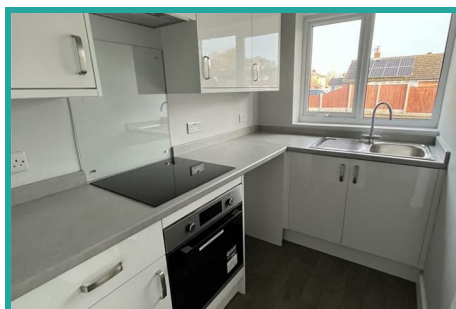




## 7 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE

**£149,950**

A SEMI DETACHED 2 BEDROOM BUNGALOW newly updated and re-decorated, ready for immediate occupation and NO ONGOING CHAIN. Occupying a level position just around the corner from the local store, playing area and within a short walk to Llysfaen Junior School. The bungalow comprises SIDE PORCH, LOUNGE, MODERN KITCHEN, 2 BEDROOMS, MODERN SHOWER ROOM, LPG HEATING and DOUBLE GLAZING. The bungalow stands in a large plot with wide driveway providing off road parking and plenty of space for a garage and/or an extension, subject to planning. Council Tax Band C, Tenure Freehold. Energy Rating 35F Potential 69C. Ref CB7994



### Entrance

Side Porch, inner door to small hall, meter cupboard and gas central heating boiler

### Lounge

15'8" x 10'0" (4.8 x 3.06)

Tiled fireplace, double glazed, central heating radiator

### Kitchen

7'10" x 5'2" (2.4 x 1.6)

Wall and base cupboards, sink unit, double glazed, plumbing for washing machine, louvre door cupboard

### Inner Hall

#### Bedroom 1

13'9" x 6'6" (4.2 x 2)

Double glazed, central heating radiator

#### Bedroom 2

8'6" x 6'6" (2.6 x 2)

Double glazed, central heating radiator

### Shower Room

5'10" x 5'6" (1.8 x 1.7)

Quadrant shower cubicle and unit, pedestal wash hand basin, w.c, tiled walls, double glazed, heated towel radiator

### Outside

Large gardens to front side and rear with wide driveway providing off road parking and plenty of space for a garage and/or an extension, subject to planning.

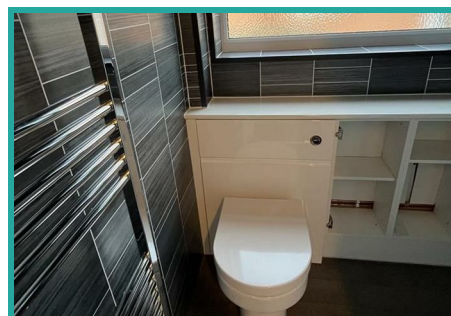
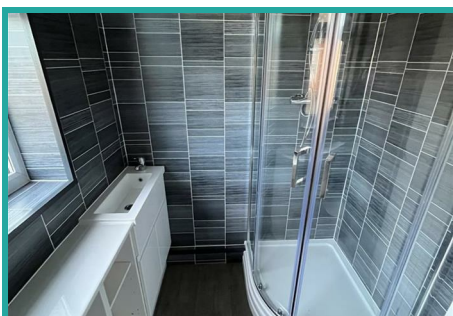
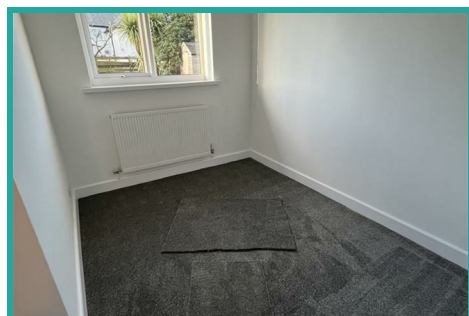
### AGENTS NOTE

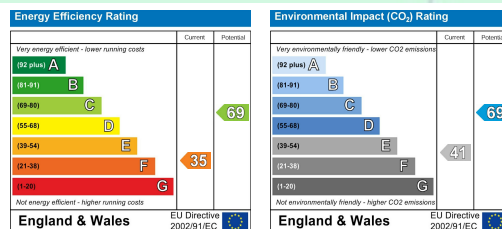
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





#### AGENTS NOTES;

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e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call.

This is entirely without obligation.

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

