



STERLING

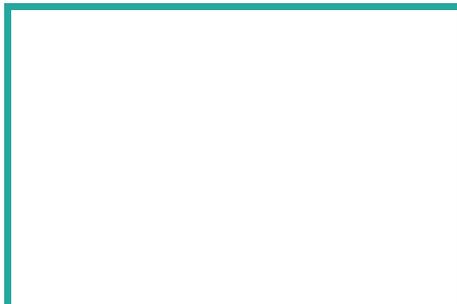
ESTATE AGENTS & VALUERS



168 Lllysfaen Road, Old Colwyn, North Wales LL29 9HP

£165,000

A very well updated and improved DETACHED 2 BEDROOM BUNGALOW, brick built with pebble dashed elevations beneath a tiled roof. Ready to walk into and with no ongoing chain the accommodation comprises RECEPTION HALL/DINING, LARGE LOUNGE, FITTED KITCHEN, UTILITY, WALK IN STORE and BOILER ROOM, 2 BEDROOMS and MODERN BATHROOM. A particular feature are the long sunny south facing rear gardens. With gas central heating and double glazing. Tenure Freehold, Council Tax Band D. Energy Rating 48E Potential 68D. Ref CB8028



Entrance

Double glazed front door

Reception Dining Hall

11'9" x 11'1" (3.6 x 3.4)

Double glazed bay window, meter cupboard, central heating radiator

Lounge

15'8" x 11'1" (4.8 x 3.4)

At the rear with double glazed window overlooking the south facing gardens, central heating radiator

Fitted Kitchen

8'10" x 5'6" (2.7 x 1.7)

Stainless steel sink unit, wall and base cupboards and drawers, black work top surfaces, double glazed, 4 ring electric hob unit, built in oven, cooker extractor hood, grey upvc cladding, double glazed

Utility

Plumbing for washing machine, double glazed, central heating radiator

Walk in Pantry Store

Rear Hall

Double glazed back door

Boiler Room

Gas central heating boiler, central heating radiator

Modern Bathroom

8'10" x 5'6" (2.7 x 1.7)

Panel bath, Mira shower, double glazed, pedestal wash hand basin, w.c, double glazed, central heating radiator, double door airing cupboard

Bedroom 1

10'2" x 9'6" (3.1 x 2.9)

Double glazed, central heating radiator

Bedroom 2

10'2" x 9'6" (3.1 x 2.9)

Double glazed, central heating radiator

Outside

Small front garden and pathway leading to the front door, fitted handrail. Long sunny south facing rear garden

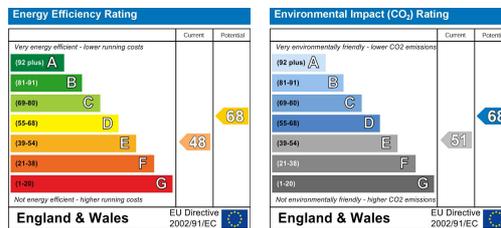
AGENTS NOTE

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