



## 4 Glan Y Mor, Glan Conwy Colwyn Bay LL28 5TA



**£175,000**

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A DETACHED 2 BEDROOM BUNGALOW and GARAGE located in a small cul-de-sac of similar properties off Llanrwst Road on the outskirts of the village. From the rear elevations there are glorious views to the Conwy Estuary, Mountains and Castle in the distance. The bungalow is in need of complete modernisation and redecoration comprising PORCH, HALL, LOUNGE, KITCHEN, PORCH, BATHROOM, GAS C.H., DOUBLE GLAZING, ORNAMENTAL GARDENS. We are informed the bungalow is of steel and brick construction beneath a tiled roof. Tenure Freehold, Council Tax Band E. Energy Rating 58D Potential 76C. Ref CB8004

### Front Porch

Hall, fitted cupboard

### Lounge

17'4" x 11'5" (5.3 x 3.5)

Two double glazed windows overlooking the glorious views, central heating radiator, fireplace surround, marble back and hearth

### Kitchen

12'5" x 7'2" (3.8 x 2.2)

Double drainer stainless steel sink unit, double glazed window overlooking the views, wall and base cupboards, central heating radiator, Vaillant gas central heating boiler

### Rear Porch

Double glazed door and window

### Bedroom 1

14'1" x 9'10" (4.3 x 3)

Double glazed window, central heating boiler

### Bedroom 2

11'9" x 7'6" (3.6 x 2.3)

Two double glazed windows, central heating radiator

### Bathroom

6'2" x 5'2" (1.9 x 1.6)

Bath, wash hand basin, w.c, part tiled, heated towel radiator, double glazed

### The Garage

Driveway at the side of the bungalow leading to the Single Garage, brick and pebble dashed elevations, electric up and over door, power & light

### The Gardens

Ornamental gardens to front and rear with paved areas, gravel, pathways. The rear garden enjoys lovely views to the estuary and mountains

### 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

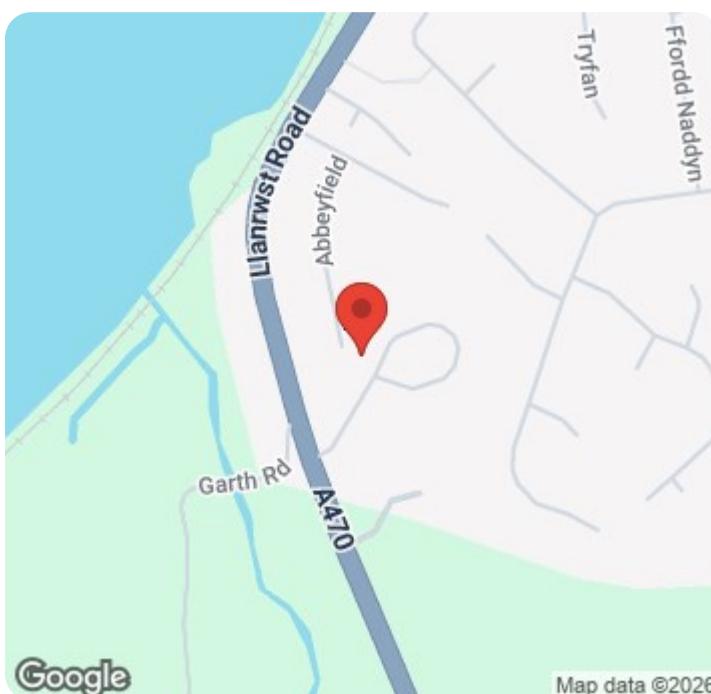
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      | 76        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

#### AGENTS NOTES;

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e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

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