STERLING
ESTATE AGENTS & VALUERS



15 Copa'r Bryn, Llysfaen, Colwyn Bay LL29 8TJ

Asking Price £139,950

A modern 2 BEDROOM SEMI DETACHED HOUSE located at the end of a quiet cul-de-sac in the popular village of Llysfaen. Ideal for a first time buyer or buy to let opportunity the accommodation provided affords HALL - CLOAKROOM - FRONT LOUNGE - KITCHEN DINER - FIRST FLOOR 2 BEDROOMS & BATHROOM. Outside there is a PRIVATE REAR GARDEN and DRIVEWAY with OFF ROAD PARKING. With vacant possession and NO ONGOING CHAIN. Energy Report C75 Potential 89B. Tenure Freehold, Council Tax Band C. Ref CB8120







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Double glazed front door to HALL, tiled floor

Cloakroom
W.C, wash hand basin, central heating radiator

Lounge
14'9 x 11'3 (4.50m x 3.43m)
Double glazed window to front aspect, central heating radiator, laminate flooring, coved ceilings, under stairs cupboard

Kitchen Diner
14'6 x 11'6 (4.42m x 3.51m)
Double glazed french doors to rear gardens, central heating radiator, tiled floor, range of beech style base cupboards and drawers with black work top surfaces, stainless steel sink unit, double glazed window, wall units, built in electric hob and oven, cooker extractor hood

First Floor
Stairway from the Lounge to First Floor and Landing, double glazed window, central heating radiator, airing cupboard and gas central heating boiler

Bedroom 1
14'8 x 11'2 (4.47m x 3.40m)
Double glazed window, central heating radiator, built in cupboard

Bedroom 2
11'5 x 7'3 (3.48m x 2.21m)
Double glazed window, central heating radiator, built in cupboard

Bathroom
Panel bath, pedestal wash hand basin, w.c, tiled walls, double glazed window, shower unit, central heating radiator

Outside
Driveway at the side of the house with plenty of OFF ROAD PARKING and room for a garage subject to planning. Private rear garden laid to lawn, patio area, enclosed by panel fencing.

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 6 Mbps 0.7 Mbps
Good Superfast --Not available --Not available
Unlikely 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. There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

Three-UK Variable outdoor
Vodafone_ Good outdoor, variable in-home
EE-Logo- Good outdoor
O2- Good outdoor

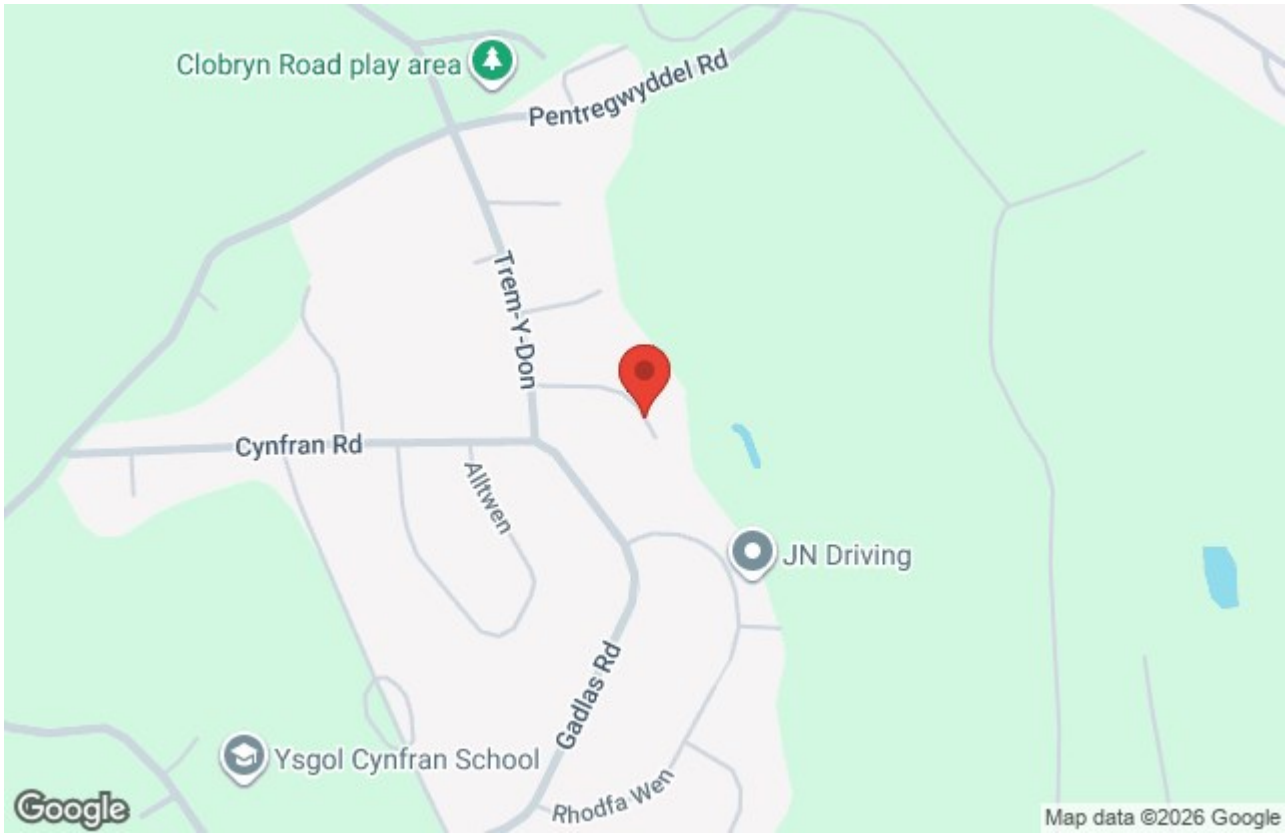
AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

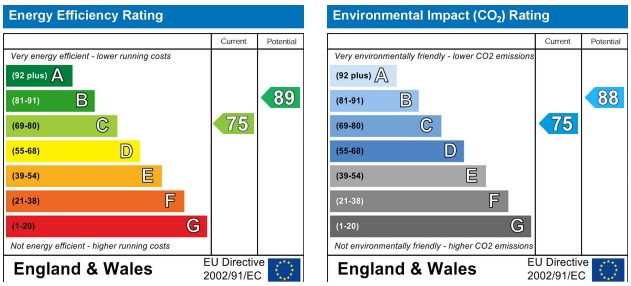
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.









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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.

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun

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