



18 Tanllwyfan
Old Colwyn, North Wales LL29 9LQ

£515,000



STERLING

ESTATE AGENTS & VALUERS

Occupying a superb position in a small private cul-de-sac of quality homes in an elevated position overlooking truly stunning views, a DETACHED 3 BEDROOM BUNGALOW and GARAGE. From the front elevations and gardens the bungalow enjoys breath taking views over the bay and coastline, to the surrounding hills and distant mountain range. Double fronted in style the accommodation briefly comprises L SHAPED HALLWAY and INNER HALL, LOVELY LOUNGE, leading into the CONSERVATORY, SNUG DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, MASTER BEDROOM with EN SUITE SHOWER, 2 FURTHER DOUBLE BEDROOMS, LARGE SHOWER ROOM, GARDENS FRONT & REAR, GARDEN ROOM/HOME OFFICE, DOUBLE GLAZING, GAS C.H. The property is located on the outskirts of Old Colwyn, yet still convenient amenities for the village, the town and about a mile to the A55 expressway. Colwyn Bay's magnificent sandy beach and promenade is also nearby. Tenure Freehold, Council Tax Band F. EPC. 76C Potential 80C. One of the best locations and not forgetting the panoramic views this outstanding bungalow must be viewed. CB8082



Entrance Porch

Double glazed patio doors to Porch, inner door to

L Shaped Hallway

Coved ceilings, laminate flooring, radiator and cabinet, inner hall, access to loft, linen cupboard, cloaks cupboard

Lounge 16'7" x 13'3" (5.06 x 4.05)

Minster style fireplace and electric fire, coved ceilings, laminate flooring, radiator, double glazed patio doors to

Conservatory 11'5" x 10'9" (3.5 x 3.3)

Brick lower walls, windows double glazed, access to rear gardens

Superb Fitted Kitchen Breakfast Room 17'4" x 11'9" (5.3 x 3.6)

Range of beech design base cupboards and drawers with black work top surfaces, matching island unit, 2 double glazed windows, stainless steel sink unit, 4 ring electric hob unit, vertical radiator, double oven, wall units, cooker extractor hood, plumbing for washing machine, larder unit, double glazed back door

Dining Room Snug 13'5" x 7'5" (4.09 x 2.29)

Double glazed, radiator, coved ceiling

Bedroom 1 13'3" x 11'1" (4.04 x 3.4)

Double glazed square bay window overlooking the panoramic views, coved ceilings, fitted 3 door wardrobe, one mirror door

En Suite Shower Room 6'2" x 5'6" (1.9 x 1.7)

Double shower cubicle and unit, vanity wash hand basin, heated towel radiator, w.c, tiled walls, double glazed, shaver point

Bedroom 2 12'1" x 10'9" (3.7 x 3.3)

Fitted wardrobe unit with 6 doors, 2 having mirror, double glazed, central heating radiator coved ceilings

Bedroom 3 13'3" x 8'10" (4.05 x 2.7)

Double glazed, central heating radiator coved ceilings

Large Shower Room 13'5" x 6'10" (4.1 x 2.1)

Double shower cubicle and unit, pedestal wash hand basin, w.c, tiled floor, double glazed, heated towel radiator, shaver point, 4 tier chest

Single Garage

Driveway at the side of the bungalow leading to the Single Garage, brick built with a tiled roof, power & light laid on, roller shutter door

The Gardens

The bungalow stands in a larger plot primarily laid to lawn with borders, private and sunny at the rear, patio area. The gardens extend across the access road where the views are quite stunning. Useful garden summer house or home office with power & light laid on

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 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 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.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1800 Mbps	220 Mbps	Good

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-Logo Good outdoor and in-home
O2 Good outdoor, variable in-home
Three Good outdoor and in-home
Vodafone Good outdoor



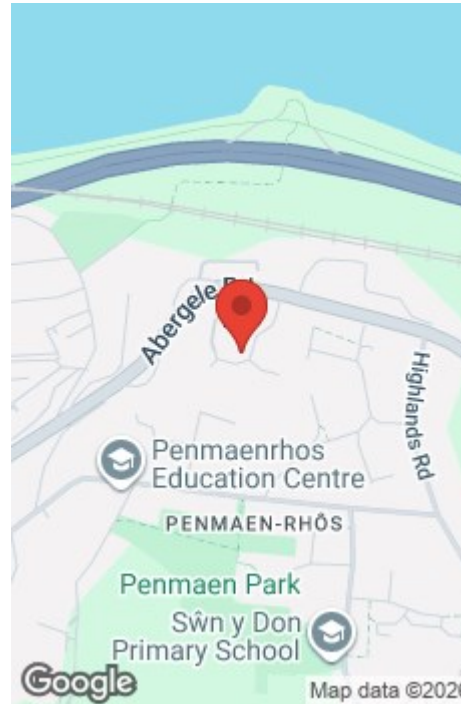




Floor Plan

Total floor area: 131.9 sq.m. (1,420 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.propertybox.io



AGENTS NOTES;

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
94-100 A			94-100 A		
81-93 B			81-93 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
43-54 E			43-54 E		
31-42 F			31-42 F		
21-30 G			21-30 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

