

**25 Ddol Ddu, Old Colwyn
Colwyn Bay LL29 8YH**



£185,000

25 Ddol Ddu, Old Colwyn, Colwyn Bay LL29 8YH

A surprisingly spacious END ROW 3 BEDROOM TOWN STYLE HOUSE located in the corner of a quiet cul-de-sac off Llanelian Road. In well presented order throughout the house is ideal for the young family and affords ENTRANCE HALL, CLOAKROOM, LOUNGE DINING ROOM, FITTED KITCHEN, LARGE BATHROOM, GAS C.H, DOUBLE GLAZING, ENCLOSED SUNNY REAR GARDEN, ENERGY RATING 71C Potential 83B. Council Tax Band C. The house is just under a mile from Old Colwyn village amenities, Primary Schools and access onto the A55 expressway. Old Colwyn Golf Course is nearby. Tenure Freehold. Ref CB8001

Entrance

Double glazed front door to Hall, luxury vinyl tile flooring, central heating radiator, Worcester gas central heating boiler in cupboard housing unit, useful shoe plinth, meter cupboard, louvre door under stairs cupboard

Cloakroom

W.C, wash hand basin, plastic panelled walls in a tile effect, double glazed

Large Lounge Dining Room

20'8" x 11'9" and 8'6" (6.3 x 3.6 and 2.6)

Coved ceilings, 2 central heating radiators, double glazed window to front aspect, double glazed sliding patio doors onto the rear gardens

Fitted Kitchen

13'4" x 7'6" (4.08 x 2.3)

Range of base cupboards and drawers with speckled design work top surfaces, stainless steel sink unit, double glazed window and back door, , plumbing for washing machine and dishwasher, concealed lighting

First Floor

Stairway from the Hall to First Floor and Landing, loft ladder

Bedroom 1

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

Double glazed, central heating radiator

Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, fitted wardrobe units and cupboards, mirror doors, 4 drawers, 4 tier open shelving

Bedroom 3

10'2" x 6'7" (3.1 x 2.01)

Double glazed, central heating radiator

Bathroom & Shower

10'2" x 7'6" (3.1 x 2.3)

Panel bath, shower mixer taps, pedestal wash hand basin, w.c, double glazed windows, linen cupboard, shaver point, tiled walls in cream and coral pink

Outside

Large lawned garden at the back of the house enclosed by fencing panels enjoying the sun for most of the day, paved patio area, Garden Shed

AGENTS NOTE

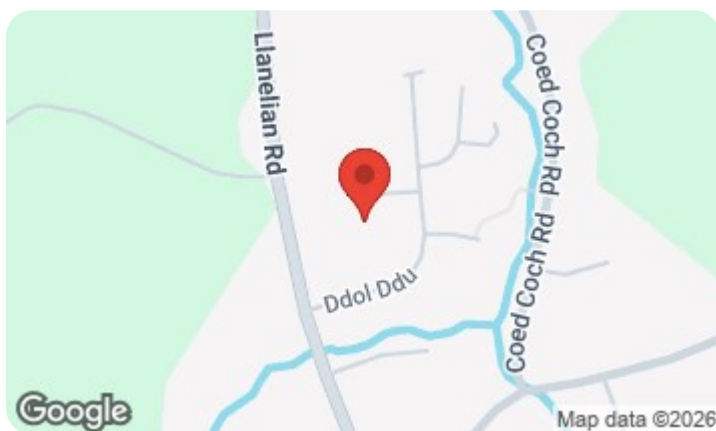
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

 EU Directive
2012/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England & Wales EU Directive 2002/91/EC

AGENTS NOTES:

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