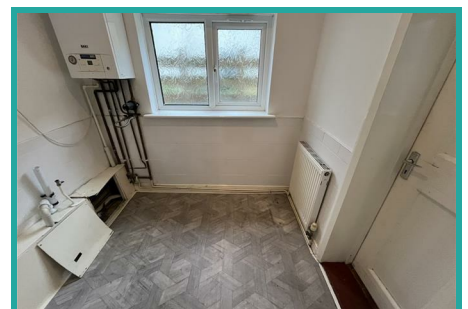
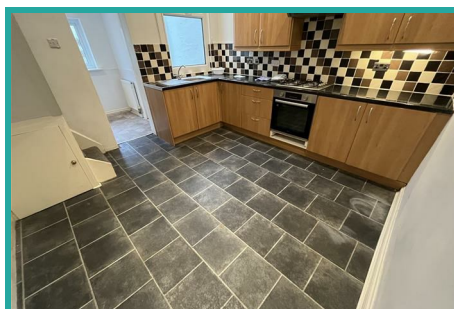




46 Grange Road, Colwyn Bay, LL29 7RN

£116,500

A very well updated and decorated TERRACED 2 BEDROOM HOUSE, ready to walk into and NO ONGOING CHAIN. The house is located in a residential road of similar properties not far from the town centre and within a short walk of Eirias High School, Leisure Centre and Ysgol Bod Alaw. The accommodation affords LOUNGE, KITCHEN BREAKFAST ROOM, REAR UTILITY ROOM, FIRST FLOOR 2 BEDROOMS and BATHROOM. An ideal starter home in popular location. Council Tax Band B, Tenure Freehold. Energy Rating C70 Potential B90. Ref CB8012



Front Lounge

11'7" x 11'1" (3.55 x 3.39)

Double glazed window to front aspect, dado rail, fireplace surround in a beech style, living flame gas fire, polished laminate flooring, central heating radiator

Kitchen Dining Room

11'5" x 11'3" (3.5 x 3.44)

Central heating radiator, stainless steel sink unit, beech style base cupboards and drawers with black work top surfaces, 4 ring gas hob unit, built in oven, stainless steel cooker hood, under stairs cupboard, double glazed window

Rear Utility Room

6'10" x 5'10" (2.1 x 1.8)

Plumbing for washing machine, gas central heating boiler, central heating radiator, double glazed window

First Floor

Front Bedroom

11'7" x 11'2" (3.55 x 3.41)

Double glazed window, laminate flooring, central heating radiator

Rear Bedroom

11'2" x 9'2" (3.41 x 2.81)

Double glazed window, built in cupboards, central heating radiator

Bathroom

7'1" x 5'6" (2.16 x 1.7)

Off bedroom 2, panel bath, shower unit, pedestal wash hand basin, w.c, pine style ceiling, tiled walls, double glazed, central heating radiator

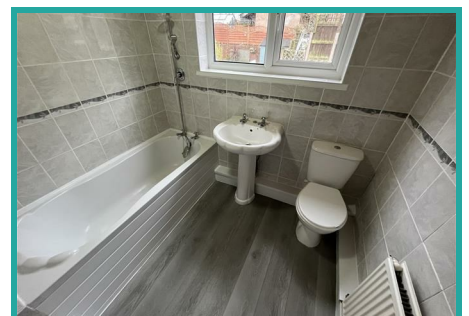
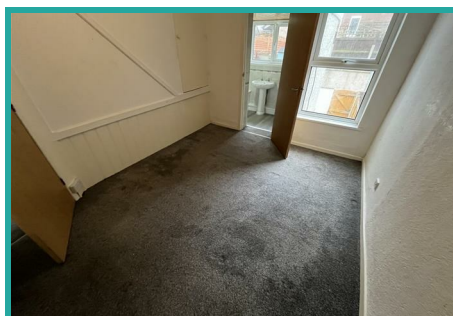
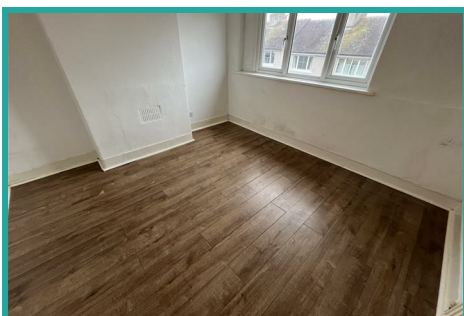
Outside

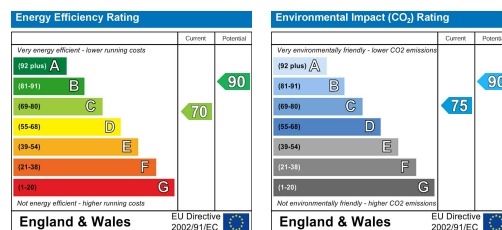
Small walled rear yard, partly covered by back door

AGENTS NOTE

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