



3 Pen Y Bryn, Old Colwyn, North Wales LL29 9UU

Asking Price £129,950

A MIDDLE ROW stone and brick COTTAGE HOME located on the level just yards from the village shops, bus services and near to the Primary School. A lovely character and cosy home being an ideal starter home with no ongoing chain or investment opportunity. Well presented throughout and with a useful LOFT HOBBIES ROOM the interior affords LIVING ROOM, KITCHEN BREAKFAST ROOM, UTILITY PORCH 2 BEDROOMS, BATHROOM & SHOWER, REAR GARDEN, CH and DOUBLE GLAZING. Awaiting EPC Ref CB7533



Entrance

Double glazed front door to glazed inner porch

Living Room

11'9" x 10'5" (3.6 x 3.2)

Beamed ceiling, central heating radiator, double glazed window, stone fireplace and hearth with side plinth, gas fire,

Fitted Kitchen Breakfast Room

12'5" x 11'9" (3.8 x 3.6)

Range of beech style base cupboards and drawers with grey marble effect work top surfaces, 4 ring gas hob unit, built in electric double oven, beamed ceilings, wall units, central heating radiator, stainless steel sink unit, built in dishwasher, gas central heating radiator, under stairs, double glazed back door

Rear Utility Porch

Double glazed, plumbing for washing machine

First Floor

Bedroom 1

11'5" x 9'11" (3.5 x 3.03)

Built in wardrobe units with 6 doors, 5 tier and 4 tier chest of drawers, 2 bedside cabinets, double glazed, central heating radiator

Bedroom 2

11'9" x 5'10" (3.6 x 1.8)

Double glazed, central heating radiator

Loft Hobbies Room

12'5" x 11'1" (3.8 x 3.4)

Drop down ladder from bedroom 2, double glazed velux window, central heating radiator

Bathroom

Panel bath, pedestal wash hand basin, w.c, double glazed, Redring shower, heated towel radiator, linen cupboard

Outside

Small private rear garden, gate to rear lane, store shed

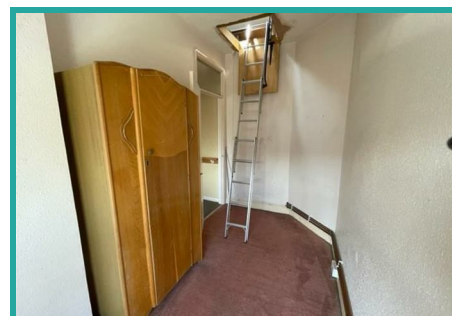
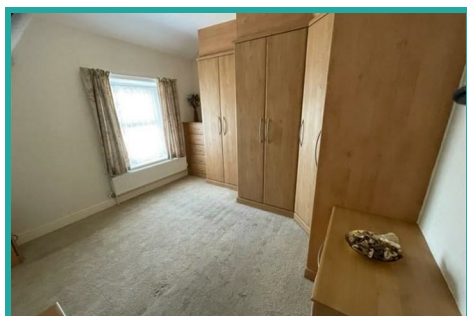
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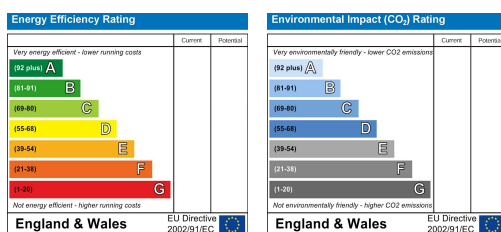
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