

**18 Alltwn, Llysfaen  
Colwyn Bay LL29 8PG**



**Asking Price £185,000**

## 18 Alltwen, Llysfaen, Colwyn Bay LL29 8PG

One of the nicest modern homes in the village, tastefully decorated and updated by the present owner resulting in a lovely home ready to walk into. Only an internal inspection will reveal the light and bright interior. From the HALL is the FRONT LOUNGE, LARGE OPEN PLAN FITTED DINING KITCHEN & LIVING CONSERVATORY. On the First Floor there are 3 BEDROOMS and MODERN SHOWER ROOM. The house has electric heating, the windows are double glazed and there are solar panels fitted. There is a driveway and space for off road parking. The rear garden is lawned with borders and a paved pergola area. A local store and Llysfaen Junior School are a short distance away. Awaiting EPC Ref CB7508

### Entrance

Double glazed front door to Hall, night storage heater

### Front Lounge

15'5" x 11'5" (4.7 x 3.5)

Night storage heater, dado rail, cast open coal fire, coved ceilings, double glazed

### Kitchen Dining Room

20'11" x 14'5" overall (6.4 x 4.4 overall)

Range of white base cupboards and drawers with black work top surfaces, 4 ring electric hob unit, built in oven, circular stainless steel sink, plumbing for washing machine, under stairs pantry cupboard housing the solar panel controls, wide opening into the

### Conservatory

Brick lower walls, windows double glazed, double glazed french doors onto the gardens

### First Floor

Stairway from the Hall to First Floor and Landing double glazed window

### Bedroom 1

13'5" x 7'10" (4.1 x 2.4)

Double door mirror wardrobe, night storage heater, double glazed

### Bedroom 2

8'2" x 7'10" (2.5 x 2.4)

Double glazed window, night storage heater, 4 door fitted wardrobe unit

### Bedroom 3

10'5" x 5'10" (3.2 x 1.8)

Double glazed window, night storage heater, cylinder airing cupboard

### Shower Room

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

Double shower cubicle and Mira shower unit, walls in a two tone grey tiling, vanity wash hand bowl and cupboard below, w.c, double glazed

### Outside

Driveway with off road parking. Garden at the front laid to lawn. The rear garden has a private paved patio area and pergola, lawned garden with flower borders and spring bulbs

### AGENTS NOTE

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

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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.









| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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