

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



Asking Price £185,000

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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

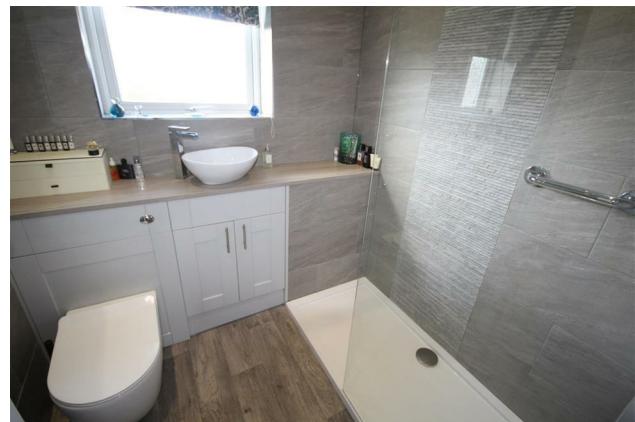
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site

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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.

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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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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AGENTS NOTES;

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