



## 7 Beech Mount, Colwyn Bay, Conwy LL29 7UE

**Asking Price £149,950**

A cosy MIDDLE ROW 2 BEDROOM TERRACED HOUSE located in a small tree lined cul-de-sac off Grove Park. The house is conveniently placed for the town centre, school and bus services. The accommodation provided is in good order with plenty of storage space and affords HALL, LOUNGE, LIVING DINING ROOM with BAR UNIT, KITCHEN, 2 BEDROOMS, DRESSING ROOM, and BATHROOM. Outside there is a PATIO REAR GARDEN and a useful UTILITY WORKROOM. The house is gas centrally heated and windows double glazed. EPC C72 Potential B87 Ref CB7455



### Entrance

Front door to Hall central heating radiator

### Lounge

13'5" x 10'9" (4.1 x 3.3)

Double glazed window to front aspect, range of fitted bookshelves in alcoves and fireplace, under stairs cupboard

### Dining Living Room

13'5" x 12'5" (4.1 x 3.8)

A cosy room with a curved brick bar unit, central heating radiator, double glazed window

### Kitchen

10'0" x 7'2" (3.05 x 2.2)

Double glazed back door and window, tiled floor, gas central heating boiler, base cupboards and drawers with wood trim and wood grain style work top surfaces, single drainer sink unit, plumbing for washing machine, space for fridge freezer

### First Floor

Stairway from the Hall to First Floor

### Bedroom 1

10'5" x 8'2" (3.2 x 2.5)

Double glazed window, central heating radiator, double door mirror wardrobe unit. Part of the bedroom has been partitioned to provide a walk in Dressing Room or storage, double glazed window and cupboards

### Bedroom 2

12'1" 7'2" (3.7 2.2)

Double glazed window, central heating radiator

### Bathroom

9'2" x 6'2" (2.8 x 1.9)

Corner bath, double shower cubicle and unit, double glazed window, tiled walls, w.c, pedestal wash hand basin, heated towel radiator

### Outside

Paved patio area and useful TIMBER WORK ROOM 4.1 x 1.6 power & light laid on, w.c installed

### AGENTS NOTE

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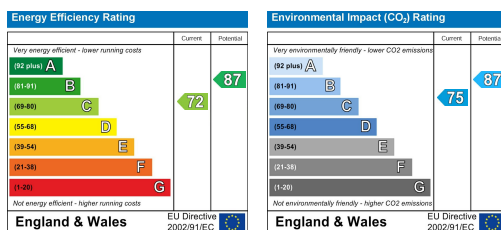
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#### AGENTS NOTES;

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