



7 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE

£149,950

A SEMI DETACHED 2 BEDROOM BUNGALOW newly updated and re-decorated, ready for immediate occupation and NO ONGOING CHAIN. Occupying a level position just around the corner from the local store, playing area and within a short walk to Llysfaen Junior School. The bungalow comprises SIDE PORCH, LOUNGE, MODERN KITCHEN, 2 BEDROOMS, MODERN SHOWER ROOM, LPG HEATING and DOUBLE GLAZING. The bungalow stands in a large plot with wide driveway providing off road parking and plenty of space for a garage and/or an extension, subject to planning. Council Tax Band C, Tenure Freehold. Energy Rating 35F Potential 69C. Ref CB7994



Entrance

Side Porch, inner door to small hall, meter cupboard and gas central heating boiler

example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

Lounge

15'8" x 10'0" (4.8 x 3.06)

Tiled fireplace, double glazed, central heating radiator

Kitchen

7'10" x 5'2" (2.4 x 1.6)

Wall and base cupboards, sink unit, double glazed, plumbing for washing machine, louvre door cupboard

Inner Hall

Bedroom 1

13'9" x 6'6" (4.2 x 2)

Double glazed, central heating radiator

Bedroom 2

8'6" x 6'6" (2.6 x 2)

Double glazed, central heating radiator

Shower Room

5'10" x 5'6" (1.8 x 1.7)

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

Outside

Large gardens to front side and rear with wide driveway providing off road parking and plenty of space for a garage and/or an extension, subject to planning.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

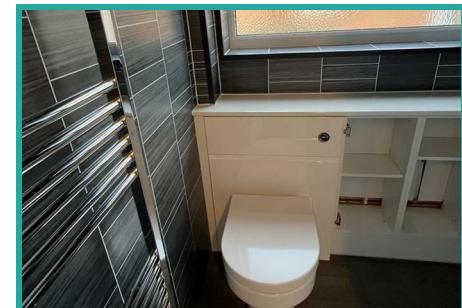
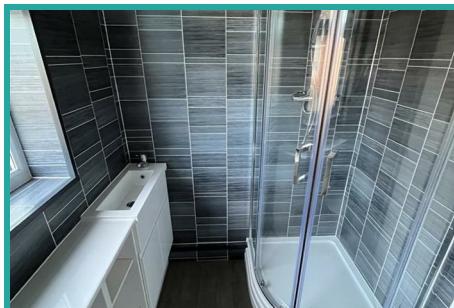
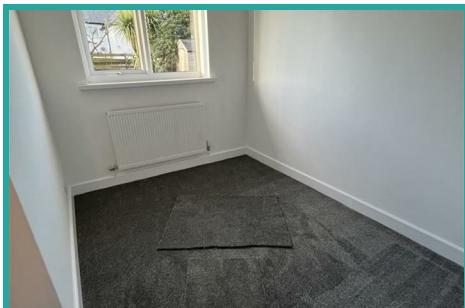
Agents on 01492-534477 e mail

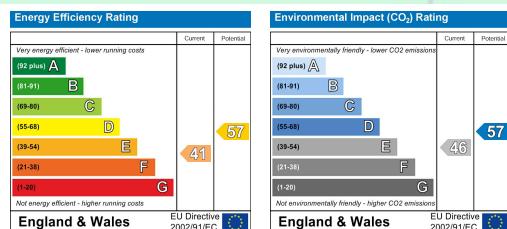
sales@sterlingestates.co.uk and web site

www.sterlingestates.co.uk

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.

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





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