



6 Park Road Cottages  
Llysfaen, Colwyn Bay LL25 8SL

Asking Price £185,000



**STERLING**

ESTATE AGENTS & VALUERS



Highly Recommended for Viewing, Undoubtedly one of the nicest **STONE COTTAGES** in the village, beautifully updated and improved by the owners to provide a lovely character home of appeal. Of particular note are the far reaching sea and coastal views from the front of the cottage but in particular from the top of the large rear gardens and **SUMMER HOUSE**. On a clear day the Isle of Man can be seen and the Cumbrian Mountains. All ready to walk into the accommodation briefly affords **FRONT PORCH, LARGE 23' LIVING ROOM DINING ROOM** with beamed ceilings and stone fireplace, **GROUND FLOOR BATHROOM, LARGE FITTED KITCHEN, FIRST FLOOR FRONT BEDROOM** overlooking the sea views, **REAR BEDROOM** with french doors onto the rear decking terrace, Box Room/Dressing Room off. Outside Long rear lawned gardens in two sections and decking. Double Glazed and LPG Heating. The cottage is not far from Llysfaen Village and Primary School. Awaiting EPC Ref CB7553



### Entrance Porch

Double glazed front door, inner stable door to

### Large Living Room Dining Room

23'1" x 12'1" (7.04 x 3.7)

Stone fireplace and breasting with log burner, central heating radiator, double glazed window overlooking the sea views, beamed ceilings

### Ground Floor Bathroom

7'6" x 5'2" (2.3 x 1.6)

Beautifully appointed with panel bath, shower unit, double glazed, part panelled walls, wash hand basin, w.c, heated towel radiator

### Long Fitted Kitchen

17'4" x 6'7" (5.3 x 2.01)

Range of cream base cupboards and drawers with wood strip design work top surfaces, plumbing for washing machine, double glazed window, wall units, inset ceiling spot lighting, central heating radiator, Ideal LPG central heating boiler, stainless steel cooker hood, double glazed back door, larder cupboard

### First Floor

Landing

### Front Bedroom

11'9" x 9'10" (3.6 x 3)

Double glazed window overlooking the far reaching sea views, central heating radiator

### Rear Bedroom

13'5" x 8'10" (4.1 x 2.7)

Central heating radiator, double glazed french door onto the rear decking, drop down ladder to loft space and double glazed velux window

### Box Room Dressing Room

### Outside

From the back door is a private and sheltered decking area with steps up to the top decking where there is access into bedroom 2. From here there are fine views towards Penrhyn Bay. There are timber steps to the rear communal lane and the gardens extend further through a double size ranch style gate, again laid to lawn. At the

top of the garden is the SUMER HOUSE from where the views are quite stunning

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













#### AGENTS NOTES;

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