



6 Park Road Cottages
Llysfaen, Colwyn Bay LL29 8SL
Asking Price £185,000



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Highly Recommended for Viewing, Undoubtedly one of the nicest STONE COTTAGES in the village, beautifully updated and improved by the owners to provided 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 bee 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

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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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AGENTS NOTES;

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