

**6 Eirias Terrace, Old Colwyn
North Wales LL29 9AP**



Asking Price £159,950

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VIEWS - VIEWS - VIEWS. If you are looking for a most interesting character property with an open aspect from the front overlooking the far reaching stunning views over the bay to Rhos-on-Sea, the distant hills and mountains then this is the one. On a clear day the Isle of Man can be seen and the evening sunsets are quite spectacular. Of particular note is the **ROOF TERRACE DECKING** above the **GARAGE** which is ideal for outside entertaining while taking in the views. The property is located along a small lane off Penmaen Hill on the outskirts of the village. It would make an ideal second home so close to the seaside or for airbnb. The accommodation provides **ENTRANCE PORCH, LIVING ROOM, LARGE KITCHEN DINING, REAR LEAN TO STORE, 2 DOUBLE BEDROOMS** and **SHOWER ROOM**. There is parking outside as well as the **GARAGE**. Regular bus services run past the top of the road. With vacant possession and **NO CHAIN**. Energy Rating D55 Potential B87. Ref CB7186

Entrance

The property is approached by a long pathway to the **ENTRANCE PORCH** large enough to sit and take in the stunning views, glazed inner door to

Living Room

14'6 x 12'1 (4.42m x 3.68m)

Under stairs cupboard, 2 central heating radiator, electric coal effect remote control fire in alcove

Extended Kitchen Dining Room

19'9 x 10'5 (6.02m x 3.18m)

Stainless steel sink unit, wall and base cupboards and drawers, work top surfaces, plumbing for washing machine, Worcester gas fired central heating boiler, 2 central heating radiators, beamed ceilings, 2 double glazed windows, 4 ring gas hob unit, built in electric oven, cooker extractor hood

Long Lean To Utility Store

22'8 x 3'6 (6.91m x 1.07m)

First Floor

Landing, central heating radiator

Bedroom 1

12'3 x 11'8 (3.73m x 3.56m)

Double glazed window, central heating radiator, double door wardrobe cupboard

Bedroom 2

11'10 x 0'2 (3.61m x 0.05m)

Central heating radiator, 2 double glazed windows

Shower Room

7'6 x 7'1 (2.29m x 2.16m)

Double shower cubicle and unit, double glazed window, w.c, wash hand basin, tiled walls, central heating radiator

The Garage

Single garage, brick built with pebble dashed elevations in front of the property with up and over door and bulkhead light

Outside

The main outside area is above the garage providing a superb balcony decking terrace with timber balustrading. The views are far reaching along the coastline and out to sea. Having a south westerly aspect the sunsets in the evening are quite spectacular

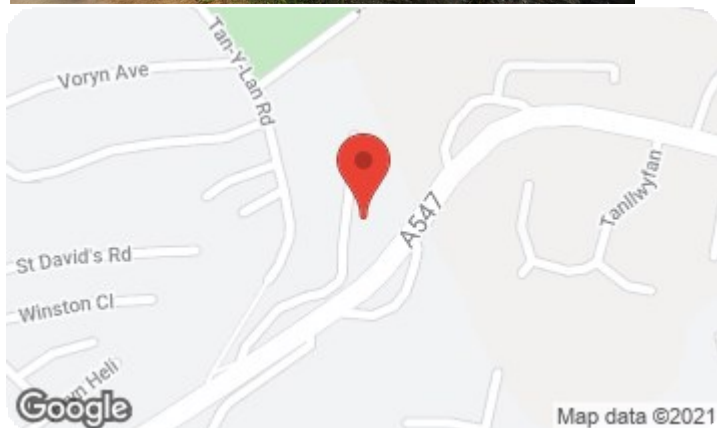
AGENTS NOTE

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		55
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		58
England & Wales		
	EU Directive 2002/91/EC	

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