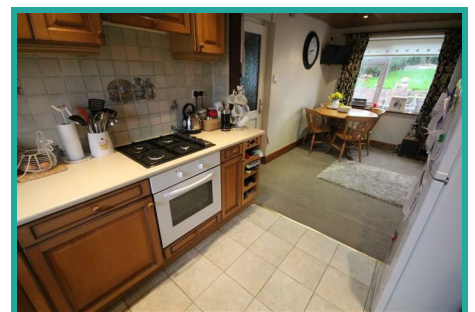




16 Ffordd Y Graig, Old Colwyn, North Wales LL29 9HR

Asking Price £138,950

Located off Llysfaen Road, a 2 BEDROOM END ROW HOUSE in large rear gardens, which must be viewed to fully appreciate the ready to walk into condition. The present owners have updated and decorated the property to a high standard and affords HALL, LOUNGE, LARGE THROUGH FITTED KITCHEN & DINING ROOM, SIDE COVERED PASSAGEWAY & OUTBUILDINGS, MODERN BATHROOM & SHOWER, GAS C.H and DOUBLE GLAZING. Although there is a driveway and space to park a car there is no drop kerb. Despite being on the outskirts of Old Colwyn, the village shops and local schools are within easy reach and a regular bus services runs along Llysfaen Road. Energy Rating D64 Potential B85. CB7006



Entrance

Double glazed front door to Hall, central heating radiator, laminate flooring, meter cupboard

Lounge

15'8" x 11'5" (4.8 x 3.5)

Double glazed bay window to rear garden aspect, central heating radiator, inset ceiling lighting, light oak style fireplace surround with marble inset and hearth, living flame gas fire

Kitchen and Dining Room

20'0" x 7'10" (6.1 x 2.4)

Pine style ceiling, 2 double glazed windows, central heating radiator, single drainer sink unit, light oak style base cupboards and drawers with cream design work top surfaces, 4 ring gas hob unit, built in electric oven, plumbing for washing machine, wall units, cooker extractor hood, double glazed back door

Side Passageway and Stores

13'5" x 5'10" overall (4.1 x 1.8 overall)

Door to front and back, gas central heating boiler, store and freezer/dryer room

First Floor

Stairway from Hall to First Floor and Landing, central heating radiator, double glazed window

Bedroom 1

13'5" x 9'2" (4.1 x 2.8)

Central heating radiator, double glazed window, dressing table, fitted wardrobes and top cupboards, one door conceals the access into a useful Dressing/Store Room

Bedroom 2

10'5" x 9'11" (3.2 x 3.03)

Double glazed window, central heating radiator

Bathroom

8'6" x 5'6" (2.6 x 1.7)

Beautifully appointed with panel bath, shower unit and screen, pedestal wash hand basin, w.c, tiled floor, grey tiled walls, double glazed window, illuminated vanity mirror

Outside

Ornamental front garden. Driveway with space for parking although there is no drop kerb

Rear Garden

Great feature of the house having a sunny aspect, sitting area and long lawns

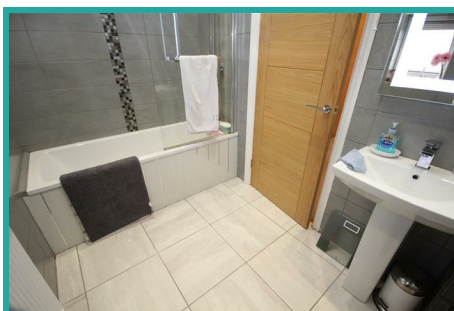
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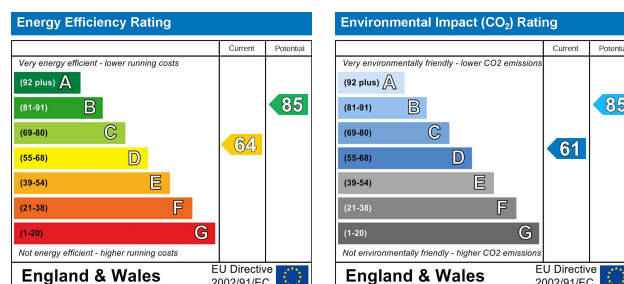
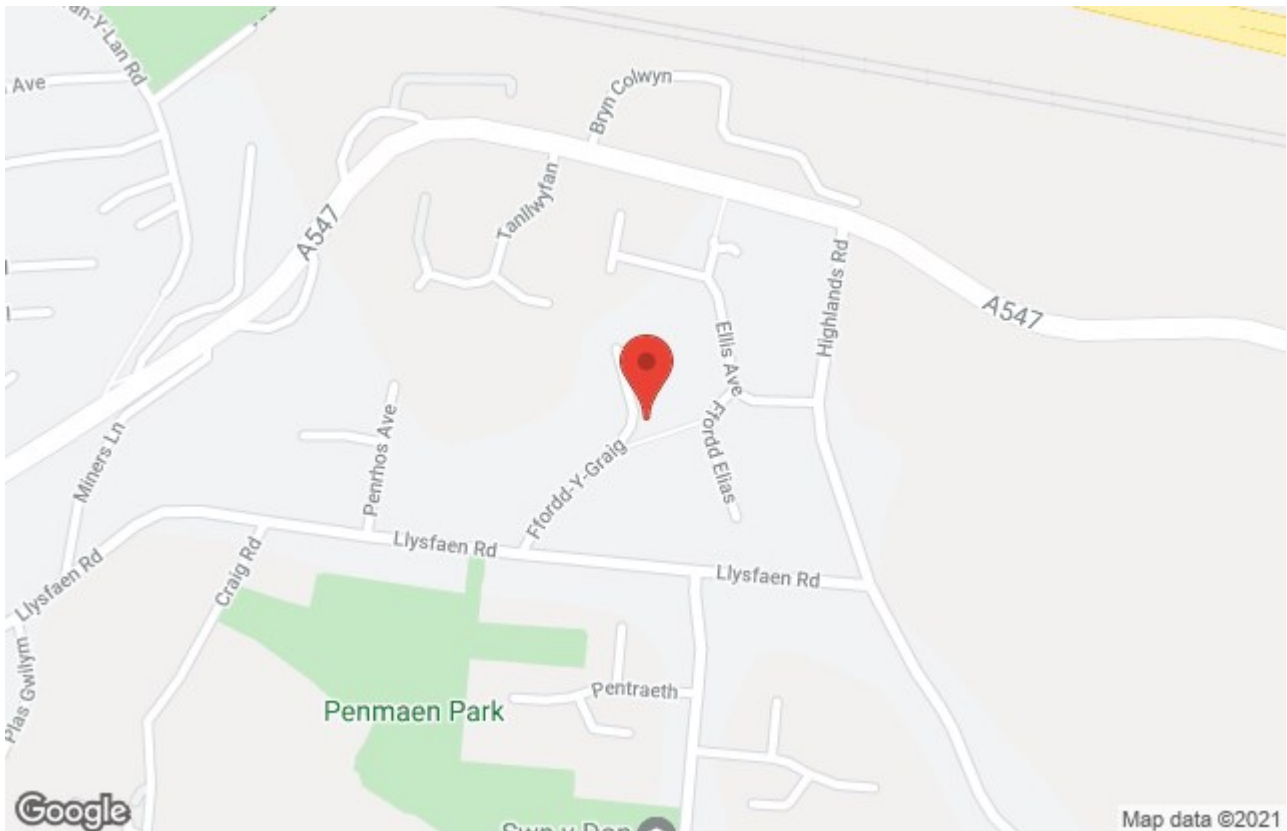
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail

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