STERLING
ESTATE AGENTS & VALUERS



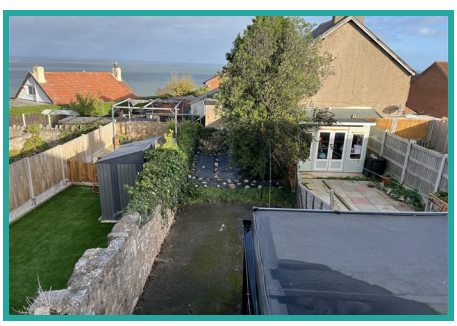
67 Llysfaen Road, Old Colwyn, North Wales LL29 9HH

£129,950

A 2 BEDROOM MIDDLE ROW STONE COTTAGE situated close to the local shops, schools, and amenities of Old Colwyn. The property is ideal for a first time buyer or investor looking for a buy to let. From the FRONT PORCH is the LIVING ROOM, KITCHEN BREAKFAST ROOM, REAR HALL, GROUND FLOOR BATHROOM. Upstairs there are 2 BEDROOMS. With vacant possession and No Ongoing Chain. Tenure Freehold, Council Tax Band B. Energy Rating 68D Potential 88B. Ref CB8118







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance Porch

Living Room
11'9" x 11'1" (3.6 x 3.4)
Corner cupboard, central heating radiator

Kitchen Breakfast Room
12'1" x 10'2" (3.7 x 3.1)
Stainless steel sink unit, wall and base cupboards, central heating radiator, under stairs cupboard, gas central heating boiler, plumbing for washing machine

Rear Hall
Double glazed back door, central heating radiator

Ground Floor Bathroom
6'2" x 5'10" (1.9 x 1.8)
Panel bath, pedestal wash hand basin, w.c, double glazed, shower mixer taps

First Floor

Bedroom 1
12'1" x 11'1" (3.7 x 3.4)
Central heating radiator

Bedroom 2
12'1" x 7'6" (3.7 x 2.3)
Double glazed, fitted cupboard, central heating radiator

Rear Garden
Long rear garden with stone boundary walls

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.

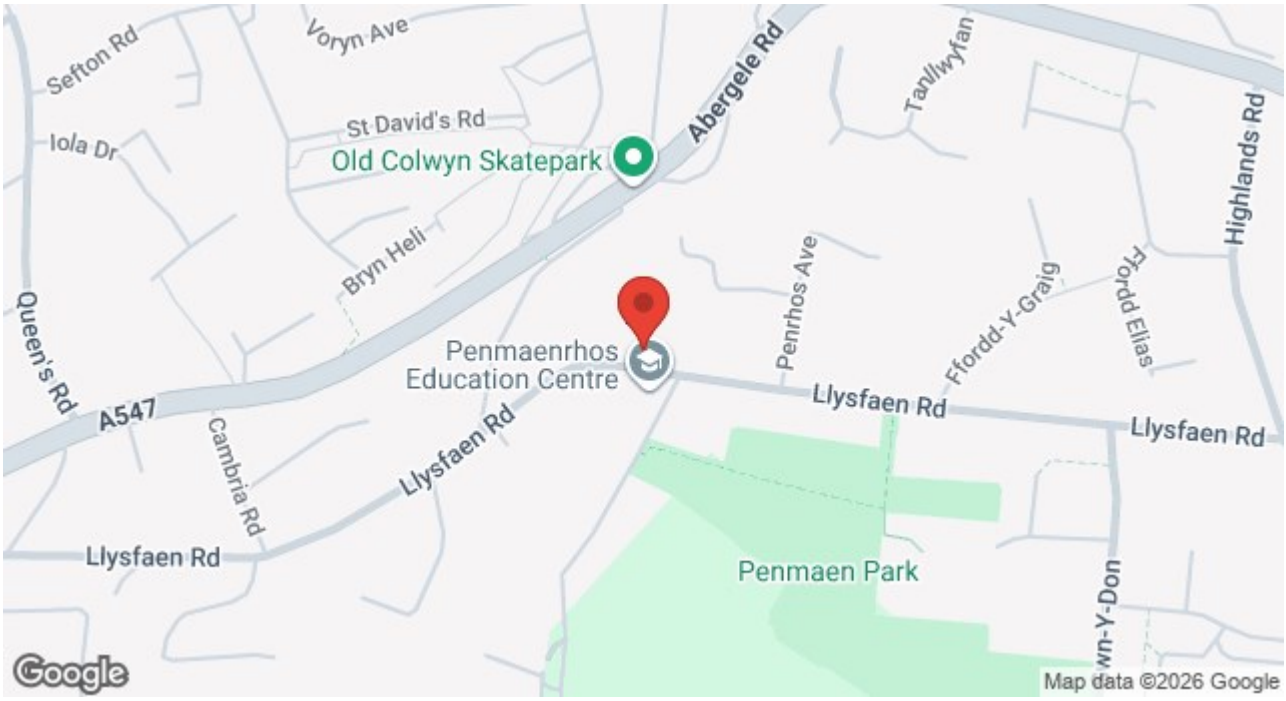
MOBILE & BROADBAND CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.
Standard 16 Mbps 1 Mbps Good Superfast
32 Mbps 4 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

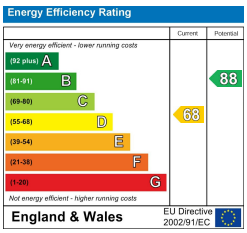
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

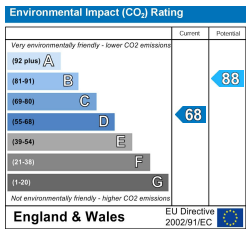
EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three-UK Good outdoor and in-home
Vodafone_ Good outdoor, variable in-home











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- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun

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The FSA does not regulate most buy to let mortgages.
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