FREEHOLD

House - Terraced (EPC Rating: C)

3 CRAIGSIDE COTTAGES TAN Y GRAIG ROAD, COLWYN BAY, LL29 8UD

Guide price

£159,995

WYNNE DAVIES
Est :1964

2 1 1 C

2 Bedroom- End-Terrace cottage located in Colwyn Bay

Nestled on Tan Y Graig Road in the charming village and community of Llysfaen, this delightful end-terrace house offers a perfect blend of comfort and energy efficiency. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for small families or couples seeking a tranquil retreat.

The house has been thoughtfully upgraded with external wall insulation and energy-efficient air source heat pump and solar panels on the roof, ensuring lower energy bills and a reduced carbon footprint. The UPVC double glazing throughout the property enhances insulation, making it a warm and inviting space all year round. The multifuel stove in the living room adds a touch of charm and provides a cosy atmosphere, perfect for those chilly evenings.

Set in a semi-rural location, the property boasts stunning views of the surrounding countryside, allowing residents to enjoy the beauty of nature right from their doorstep. The quiet area offers a peaceful lifestyle while still being conveniently close to local amenities and transport links.

This charming cottage is not just a house; it is a home that promises comfort, sustainability, and a serene living experience. Whether you are looking to settle down or invest in a property with great potential, this lovely home on Tan Y Graig Road is certainly worth considering.

Porch
4'11" x 2'9"
Upvc Double Glazed door opening into the porchway, with removable lino check flooring (access to Water stop cock), Upvc double glazed window with countryside views.

Living Room
12'0" x 10'10"
Wooden glazed door opening into the cosy living room with ceiling spotlights, smoke alarm and wooden beams, front aspect Upvc double glazed window with countryside views, feature stone fire surround with wooden shelf above, multi-fuel stove, wall mounted radiator, wall mounted cupboard housing the electric meter fuse board and meter for the solar panels, wooden shelving, new carpet, wooden door with access to the kitchen.

Kitchen
11'10" x 10'8"
A range of beech wall and base units with a complementary granite effect worktop, stainless steel sink and drainer, electric oven, space for washing machine, free standing fridge and freezer, Upvc double glazed window to the rear, wall mounted radiator, vinyl flooring, wooden stable door with access to the rear.

First Floor
Stairs from the kitchen lead up to the small landing with 1 step up to both bedrooms and bathroom. Loft Hatch with a spring assisted loft ladder. Fully insulated loft which has been boarded.

Bedroom 1
11'11" x 10'11"
Front aspect Upvc double glazed window with countryside views, wall mounted radiator.

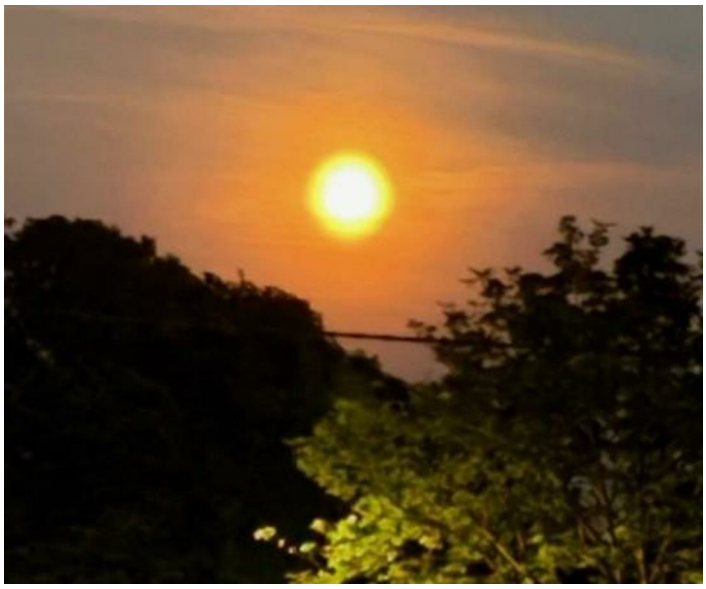
Bedroom 2
6'11" x 6'3"
Rear aspect Upvc double glazed window, wall mounted radiator.

Bathroom
8'3" x 4'7"
Rear aspect Upvc double glazed window, bath with shower over, part tiled walls, w.c, and pedestal wash hand basin, airing cupboard housing the water tank and immersion heater, vinyl flooring, radiator

Loft
10'2" x 11'3"
Fully sealed loft hatch on the landing with a pull down spring assisted ladder, the loft is boarded and fully insulated.

Exterior
Front: A shared access Gravel driveway leads up to the cottages. .Brick block patio to the front with stone wall boundary, countryside views.

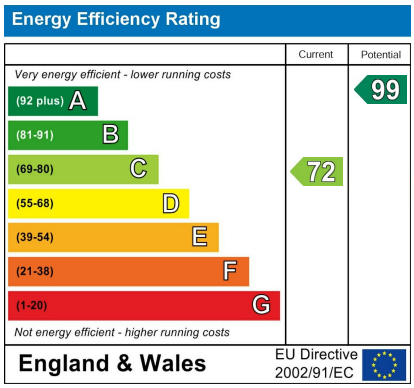
Rear: Yard with bin storage and right of access for the other cottages for refuse bins.



Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.