



STERLING

ESTATE AGENTS & VALUERS



1a Coed Coch Road, Old Colwyn, North Wales LL29 9UR

Auction Guide £55,000

Guide Price - £55,000. Auction Date - 27th June 2024. Public Online Auction

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Spacious Ground and First Floor Flat in the centre of the village. Updating and redecoration required but NO ONGOING CHAIN. Lounge, First Floor, Living Room, Kitchen, 2 Bedrooms and Bathroom. Gas C.H and Double Glazing. Energy Rating 47E Potential 61D. Ref CB7499



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance

Front door to

Lounge

12'9" x 12'9" (3.9 x 3.9)

Double glazed, central heating radiator, dado rail and built in cupboard

First Floor

Landing

Living Room

18'0" x 11'9" (5.5 x 3.6)

3 double glazed windows and 5 central heating radiators

Kitchen

12'5" x 7'2" (3.8 x 2.2)

Stainless steel sink unit, white base cupboards and drawers with wood strip effect work top surfaces, wall units, double glazed, Baxi gas central heating boiler, breakfast bar

Bedroom 1

14'5" x 12'9" (4.4 x 3.9)

Double glazed, central heating radiator, laminate flooring

Bedroom 2

13'2" x 5'6" (4.03 x 1.7)

Double glazed, central heating radiator, laminate flooring

Bathroom

8'2" x 6'10" (2.5 x 2.1)

Bath, pedestal wash hand basin, double glazed, w.c, central heating radiator, linen cupboard

Agents Note

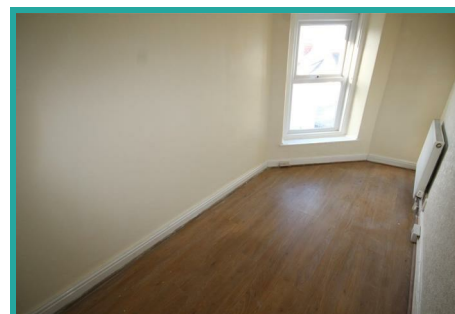
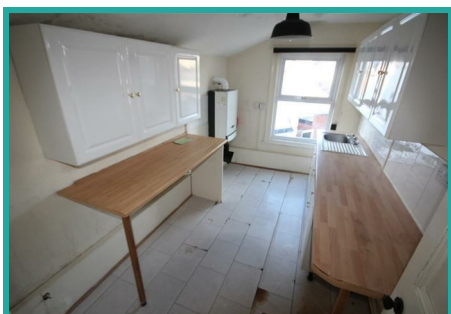
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

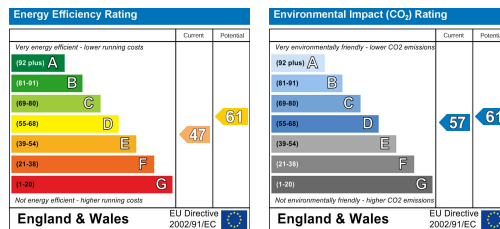
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





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