



STERLING

ESTATE AGENTS & VALUERS



11 Erw Wen Road, Colwyn Bay, North Wales LL29 7SD

Asking Price £159,500

Located at the end of a small cul-de-sac in the town centre with the shops, schools and bus services 'on the door step'. An END ROW 3 BEDROOM HOUSE, brick built with pebble dashed elevations beneath slate roof there is a lane at the side which gives access to the GARAGE and extra garden or parking at the side. On two floors the accommodation affords HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING, NO CHAIN. Energy Rating 62D Potential 85B. Ref CB6845



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Double glazed front door to HALL central heating radiator, coved ceilings

Lounge

14'9" x 12'5" (4.50m x 3.81m)

Fireplace surround with marble back and hearth, living flame gas fire, double glazed bay window, central heating radiator

Dining Room

12'11" x 9'10" (3.94m x 3.00m)

Built in cupboard, under stairs cupboard, dado rail, central heating radiator

Kitchen

8'6" x 7'3" (2.59m x 2.21m)

Stainless steel sink unit, double glazed window, wall and base cupboards, plumbing for washing machine, cooker hood, double glazed window and back door, central heating radiator

First Floor

Stairway from Hall to First Floor and Landing, double door cupboard

Bedroom 1

14'9" x 10" (4.50m x 3.05m)

Double glazed, central heating radiator

Bedroom 2

11'6" x 9'10" (3.51m x 3.00m)

Laminate flooring, cupboard and gas central heating boiler, double glazed window

Bedroom 3

9'1" x 7'4" (2.77m x 2.24m)

Double glazed window, central heating radiator

Bathroom

8'5" x 7'1" (2.57m x 2.16m)

Panel bath, pedestal wash hand basin, w.c, shower unit, double glazed window, central heating radiator

Outside

Walled rear garden, gate at the side to the lane leading to the CONCRETE SECTIONAL GARAGE. There is an additional parking space or more garden at the side of the garage

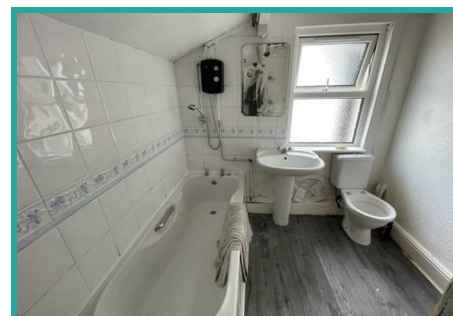
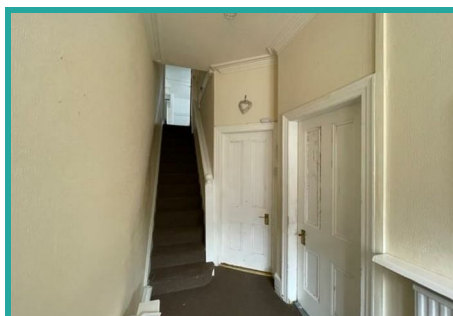
AGENTS NOTE

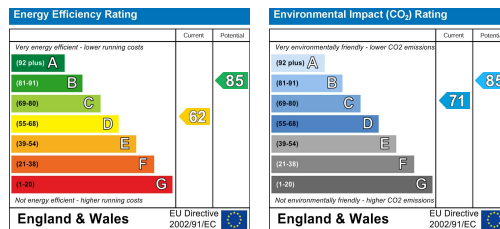
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.





AGENTS NOTES;

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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- 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



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 9BA who are authorised and regulated by the Financial Services authority, FSA number 143002