



STERLING

ESTATE AGENTS & VALUERS

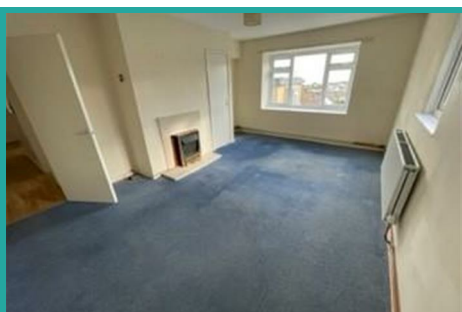


45 Severn Road, Colwyn Bay, North Wales LL29 8RD

Asking Price £110,000

A purpose built 2 BEDROOM TOP FLOOR APARTMENT occupying a pleasant position not far from Eirias Park and Leisure Centre. From the front elevations there are fine views over the village and out to sea. On a clear day the Isle of Man can be seen. The rear aspect of the apartment is private and has a wooded setting.

The accommodation affords HALL, LOUNGE, 2 BEDROOMS, KITCHEN & BATHROOM, GAS C.H and DOUBLE GLAZING. EPC = 66D Potential 79C Ref CB7585



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Communal front door and security entry system to Hall and Stairs to upper floors, top floor and Apartment 45

Hallway

Laminate flooring, central heating radiator, built in cupboard

Lounge

17'4" x 10'5" (5.3 x 3.2)

Electric fire, marble hearth, 2 double glazed windows, built in cupboard and gas central heating boiler, central heating radiator

Kitchen

10'2" x 9'2" (3.1 x 2.8)

Range cream base cupboards and drawers, wood grain style work top surfaces, wall units, plumbing for washing machine, larder cupboard, lovely views

Bedroom 1

15'5" x 9'2" (4.7 x 2.8)

Double glazed, central heating radiator, wardrobe cupboard

Bedroom 2

11'5" x 9'2" (3.5 x 2.8)

Double glazed french door onto the balcony having a private wooded setting, central heating radiator, built in cupboard

Bathroom

7'10" x 6'2" (2.4 x 1.9)

Panel bath, shower unit, double glazed, w.c, pedestal wash hand basin, heated towel radiator

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.

