



STERLING

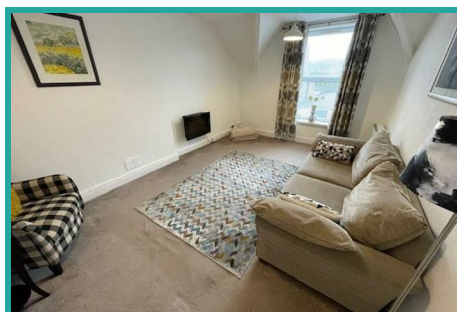
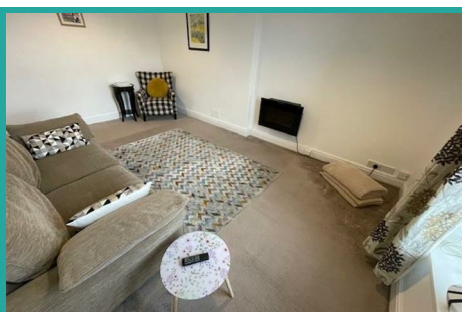
ESTATE AGENTS & VALUERS



403 Abergele Road, Old Colwyn, North Wales LL29 9PR

Asking Price £74,950

In the centre of the village with all the amenities on the door step, a SELF CONTAINED TOP FLOOR FLAT ideal for an investor as a buy to let. Briefly affording HALL, LOUNGE, KITCHEN, BEDROOM, BATHROOM and SHOWER. There is electric night storage heating and some double glazing. Energy Rating 69C Potential 78C Ref CB7633



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Communal Hall and Stairs to Upper Floors, Top Flor and Flat 2

Hall

Night storage heater

Lounge

17'0" x 10'9" (5.2 x 3.3)

Night storage heater, electric fire, double glazed

Kitchen

16'0" x 5'10" (4.9 x 1.8)

Stainless steel sink unit, double glazed window, wall and base cupboards, plumbing for washing machine, cooker extractor hood, night storage heater

Bedroom

12'9" x 7'2" (3.9 x 2.2)

Double glazed, night storage heater

Bathroom

Panel bath, shower unit and screen, w.c, wash hand basin, half tiled walls, cylinder airing cupboard

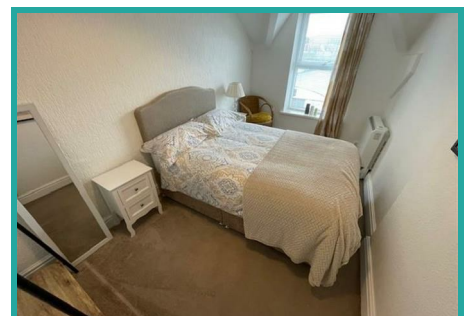
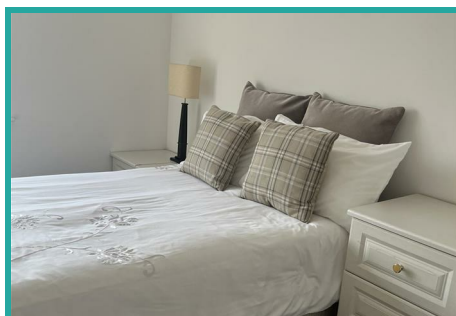
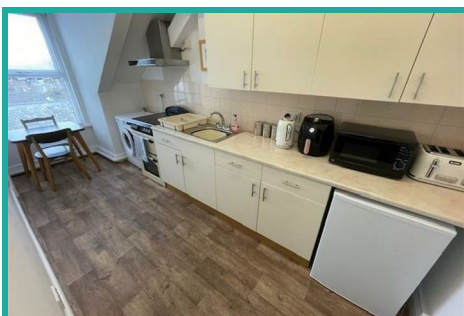
Agents Note

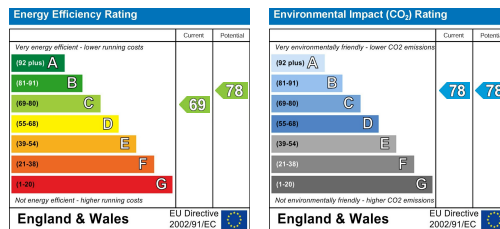
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

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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;

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- Service available 7 days a week, 9.00am – 8.00pm
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