



STERLING

ESTATE AGENTS & VALUERS



163a Conway Road, Colwyn Bay, North Wales LL29 7NA

£135,000

Located in the popular West End part of the town, on a regular bus route and near to local shopping and Doctors Surgery/Pharmacy. A self contained FIRST FLOOR 2 BEDROOM FLAT offered for sale with NO CHAIN and ready for occupation. The accommodation affords HALL, LOUNGE at the front,, FITTED KITCHEN BREAKFAST ROOM, BATHROOM, GAS C.H & DOUBLE GLAZING. DRIVEWAY, GARAGE and GARDEN . Energy Performance Rating D55 Potential C71 The First Floor is subject to a 999 year lease from 28 March 2001 Land Registry Title Number CYM68747. Ref CB7652



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Open Porch, front door to 163a and Hall, stairs to First Floor and Landing, central heating radiator

CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

Lounge

15'5" x 12'1" (4.7 x 3.7)

Double glazed bay window to front aspect, white brick fireplace and hearth with gas fire, central heating radiator

Kitchen Dining Room

10'5" x 9'11" (3.2 x 3.03)

Single drainer sink unit, wall and base cupboards, double glazed, gas central heating boiler, central heating radiator, plumbing for washing machine, wood effect work top surfaces

Bedroom 1

12'9" x 12'1" (3.9 x 3.7)

Double glazed, central heating radiator

Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

Double glazed, central heating radiator, wardrobe cupboard

Bathroom

7'10" x 6'10" (2.4 x 2.1)

Panel bath, shower unit and screen, w.c, double glazed window, pedestal wash hand basin, central heating radiator, double door airing cupboard, Separate w.c, double glazed

Outside

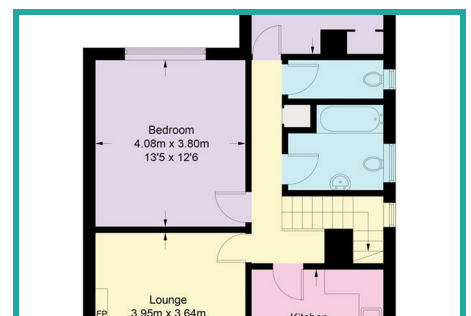
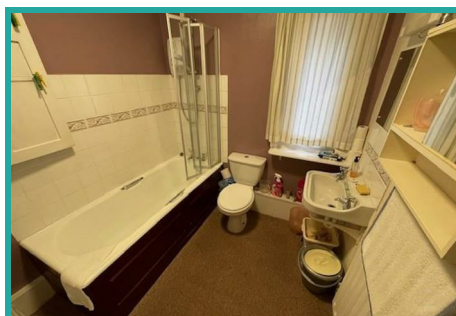
Driveway at the side of the property leading to a SINGLE GARAGE. Behind the garage is a rear garden area

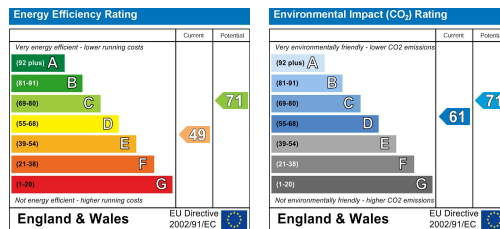
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.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@sterlingstates.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.sterlingstates.co.uk These sites could well find a buyer for your own home.

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





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No fee mortgage brokerage service

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- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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