



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

£115,000

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



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

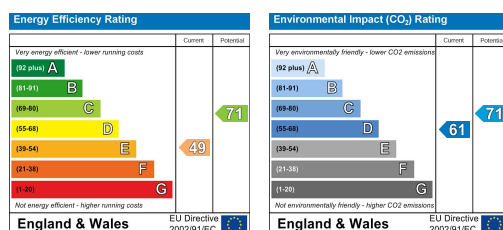
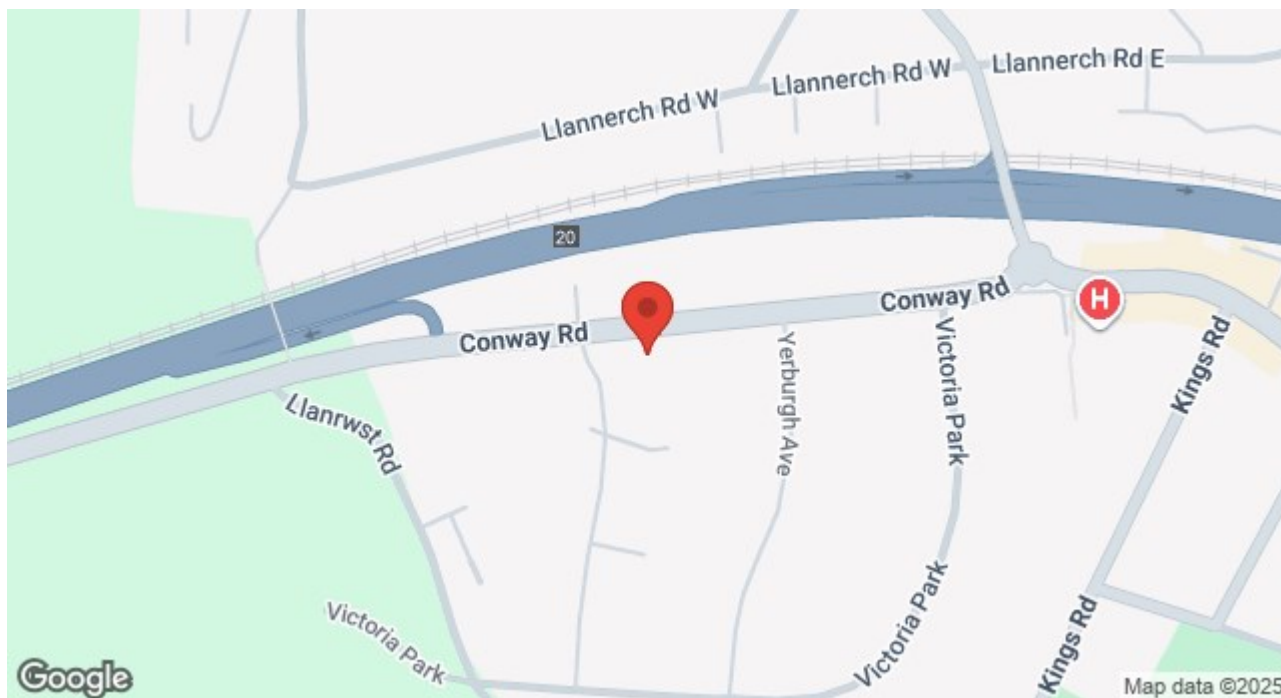
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