



STERLING

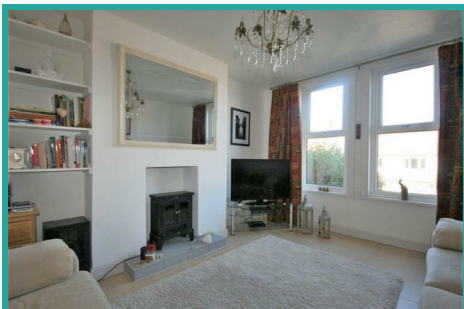
ESTATE AGENTS & VALUERS



Ground Floor Flat 14 Dundonald Road, Colwyn Bay, North Wales LL29 7RW

£129,950

A Self Contained GROUND FLOOR FLAT within a SUBSTANTIAL semi detached house located in a convenient position for the town and schools. The flat has been both cosmetically and functionally UPDATED, in a tasteful manner retaining original features and character of the property. The accommodation provided is spacious throughout comprising HALL - LOUNGE - DINING ROOM - KITCHEN - 2 BEDROOMS - BATHROOM - WASH HOUSE. DOUBLE GLAZING - GAS CENTRAL HEATING. The Flat is Freehold subject to the 999 year lease of upstairs. EPC 59D Potential 75C. Ref CB5578



Entrance Lobby

Glazed front entrance door with fanlight, ceramic tiled floor

Hall

Radiator, electric fuse and meter panels, moulded cornice, ceramic tiled floor.

Bedroom 1

14'8 x 10'9 (4.47m x 3.28m)

Double glazed bay window, radiator, tiled fireplace with brick arch, ceramic tiled floor.

Lounge

15' x 12' (4.57m x 3.66m)

2 x Double glazed windows, radiator, ceramic tiled floor and fire hearth.

Bedroom 2

13'3 x 12' (4.04m x 3.66m)

Double glazed patio doors with fanlight, radiator, ceramic tiled floor.

Bathroom

Double glazed window, bath and panel, mains shower valve, glass shower screen, WC, pedestal wash hand basin, ceramic tiled walls and floor.

Dining Room

11'11 x 8' (3.63m x 2.44m)

Double glazed window, radiator, ceramic tiled floor.

Kitchen

9'4 x 9'3 (2.84m x 2.82m)

Double glazed window, wall and base cupboards, work surfaces, stainless steel sink top, integrated appliances comprising electric oven, gas hob, dishwasher, and fridge. Ceramic tiled floor.

Utility Room

External access from rear yard, with central heating boiler, plumbing for washing machine.

Outside

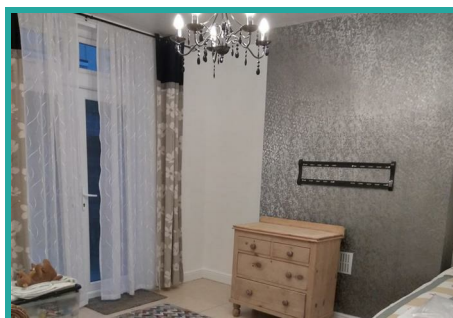
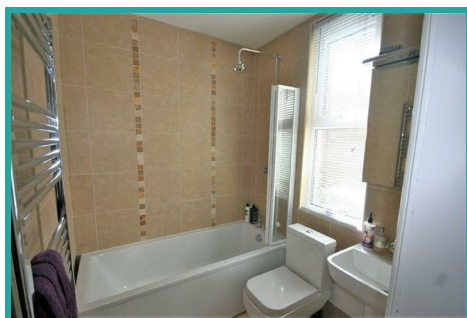
Rear: On two principal levels, with an exterior tiled patio area, concrete surface to rest of lower level, steps to upper level with garden shed, rear access gate, (timber), block and brick boundary walls. Front: Mature shrubs and rockery, steps to front door and side elevation, brick front wall with railings above, wrought iron gate to front and to side.

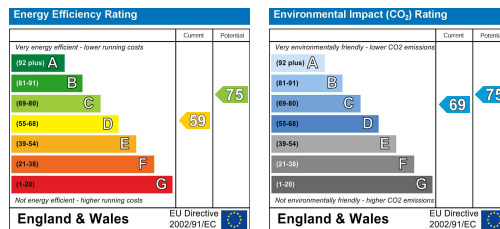
AGENTS NOTE

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

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