



**STERLING**

ESTATE AGENTS & VALUERS



## Apartment 20 Swn-y-Mor, Colwyn Bay, Conwy LL29 7LE

**£60,000**

Swn-y-Mor is a retirement block of purpose built 1 and 2 Bedroom Apartments constructed in 1988 by Mc Carthy & Stone. Facilities include a Non-resident management staff and Careline alarm service Lift, Large Communal Lounge, Laundry, Guest facilities, Well Kept Gardens, Guest Kitchen. Apartment 20 is on the First Floor and enjoys a pleasant outlook over Marine Road within a short walk of the town centre, the beach and promenade. The Apartment affords HALL, WALK IN STORE, LOUNGE DINING, KITCHEN, BEDROOM, LOVELY MODERN SHOWER ROOM, DOUBLE GLAZING, ELECTRIC HEATING. Leasehold for 125 years from 1988. Awaiting EPC Ref CB7697



33 Conway Road, Colwyn Bay, LL29 7AA

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

## Entrance

Communal Vestibule to Reception Hall

## First Floor

### Apartment 20

Hall, walk in store cupboard

### Lounge Dining

15'5" x 10'2" (4.7 x 3.1)

Decorative fireplace surround with marble inset and pebble design electric fire, double glazed, night storage heater, coved ceilings

### Kitchen

7'2" x 5'2" (2.2 x 1.6)

Stainless steel sink unit, base cupboards and drawers with wood trim, 4 ring electric hob unit, built in electric oven, cooker extractor hood, double glazed window, part tiled walls,

### Bedroom

11'9" x 8'6" (3.6 x 2.6)

Double door mirror wardrobe, night storage heater, double glazed window

### Modern Shower Room

6'8" x 5'2" (2.05 x 1.6)

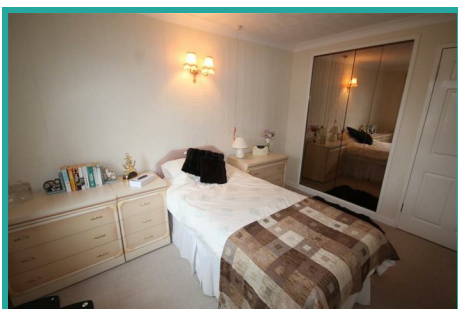
Walk in shower, double size tray, glass screen, w.c, vanity wash hand basin, heated towel radiator, Diplex heater, tiled walls, vanity mirror and light

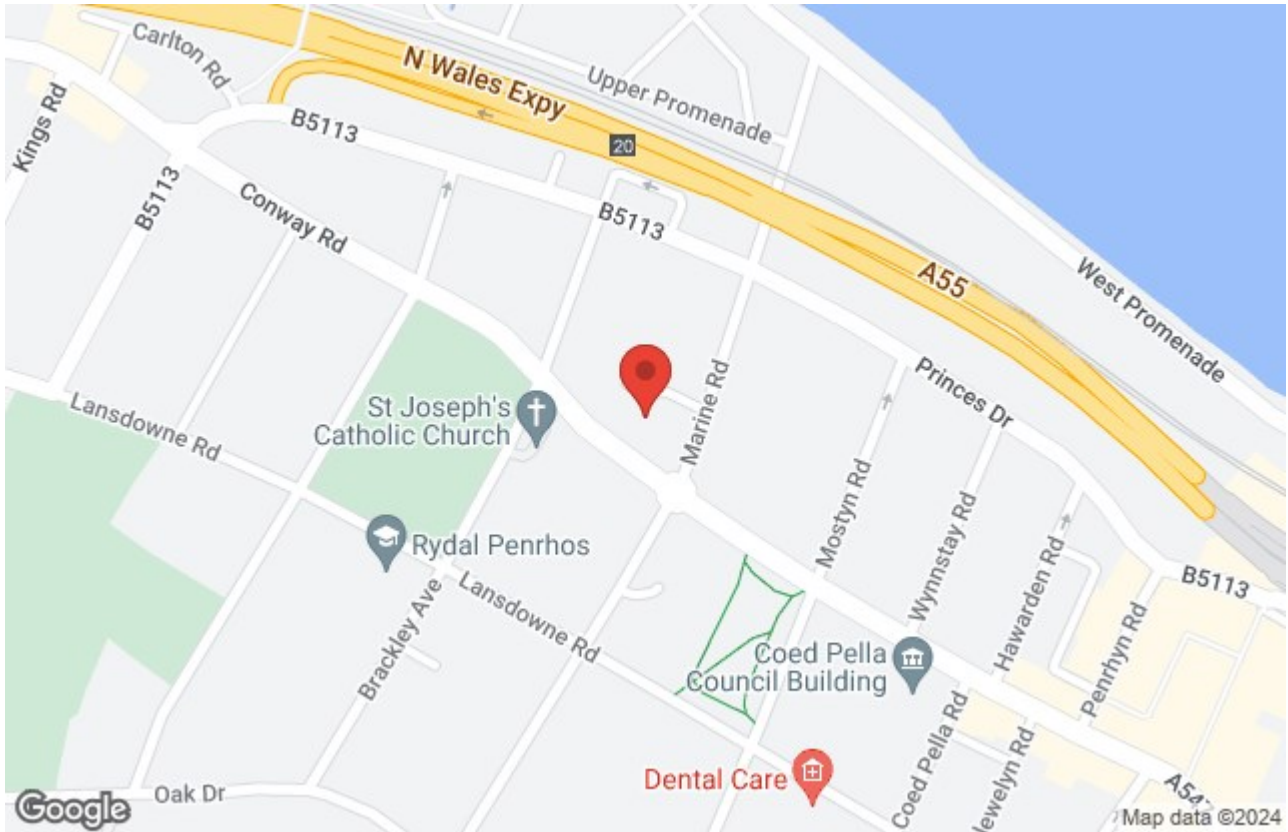
## AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://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](mailto: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](http://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 CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- 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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