



**STERLING**

ESTATE AGENTS & VALUERS

**Flat 3 3 Woodland Park, Colwyn Bay  
Conwy LL29 7DS**



**Asking Price £159,950**

## Flat 3 3 Woodland Park, Colwyn Bay, Conwy LL29 7DS

Just a short distance from the town centre, in a quiet residential area, a PURPOSE BUILT 2 BEDROOM APARTMENT with PARKING. On the top floor and just one of three in this exclusive detached building, this surprisingly spacious apartment, extending to some 950 sq. feet is on the top level and has a lovely pleasant outlook. With NO ONGOING CHAIN the accommodation affords Communal Hall and Stairs to First Floor, Door to Apartment 3 and stairs up to the HALL, LARGE DOUBLE ASPECT LOUNGE, FITTED KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM & SHOWER, DOUBLE GLAZING, GAS C.H. 999 year LEASE. EPC 69C Potential 79C Ref CB7734

### Entrance

Communal Hall and Stairs to First & Second Floors

### Top Floor Flat 3

#### Hall

Laminate flooring, central heating radiator, coved ceilings, store cupboard, access to loft space

#### Large Double Aspect Lounge

19'8 x 12 (5.99m x 3.66m)

Laminate flooring, coved ceilings, 2 double glazed windows and 2 central heating radiators

#### Fitted Kitchen

11' x 8'11 (3.35m x 2.72m)

Range of cream design base cupboards and drawers with wood strip effect work top surfaces, stainless steel sink unit, 4 ring electric oven, wall units, 2 double glazed windows, Worcester gas central heating boiler, cooker extractor hood, central heating radiator

#### Bedroom 1

17'8 x 15' (5.38m x 4.57m)

Laminate flooring, 2 double glazed windows, 2 central heating radiators, recess ideal for and en suite shower

#### Bedroom 2

12'11 x 10'9 (3.94m x 3.28m)

Double glazed, central heating radiator

#### Bathroom

8'3 x 7'4 (2.51m x 2.24m)

Panel bath, tiled floor, central heating radiator, w.c, pedestal wash hand basin, Triton shower, double glazed

#### Outside

Car parking space for one car

### 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

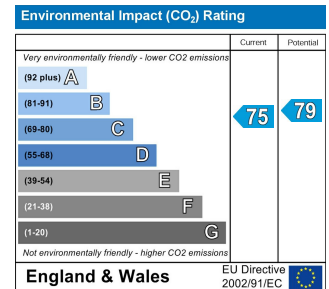
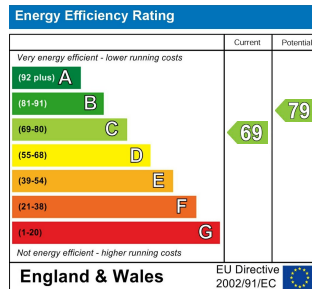
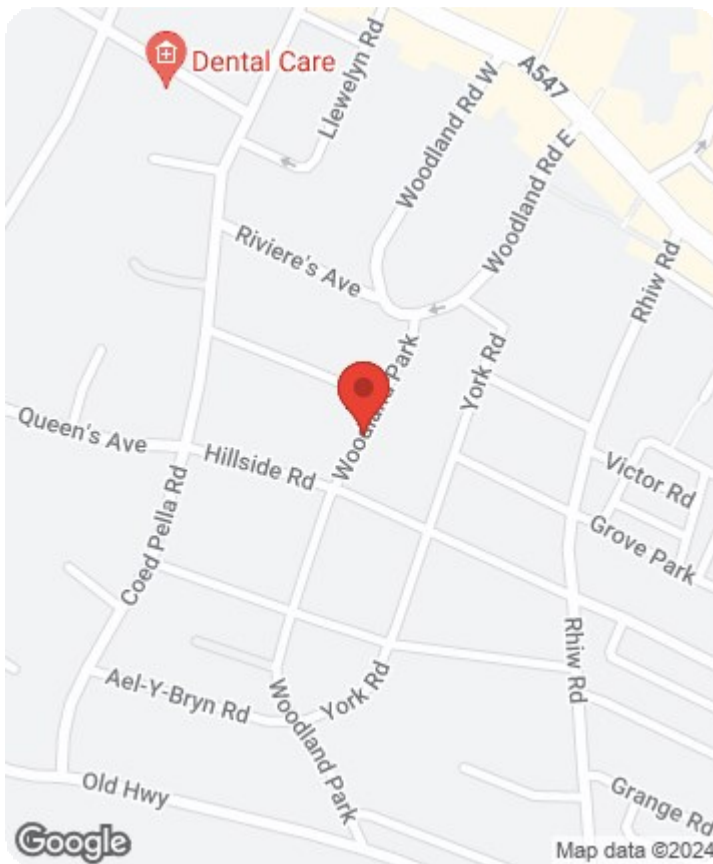
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.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.









### AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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This is entirely without obligation.

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Sterling Estate Agents  
33 Conway Road, Conway Bay, LL29 7AA, United Kingdom  
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Email: [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk)

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