



STERLING

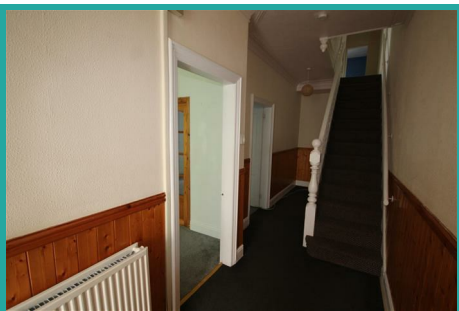
ESTATE AGENTS & VALUERS



20 Grove Park, Colwyn Bay, North Wales LL29 7TU

Asking Price £180,000

Located in a convenient position for the town centre, transport services and school for all ages, a SEMI DETACHED 4 BEDROOM HOUSE with GARAGE. Deceptively spacious inside and with NO ONGOING CHAIN the property affords HALLWAY, LOUNGE with folding doors into the DINING ROOM, KITCHEN, UTILITY ROOM, LARGE BATHROOM, REAR YARD, GAS C.H and DOUBLE GLAZING Energy Rating E52 Potential C72. CB7733



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance Hall

Central heating radiator, half panelled walls, under stairs cupboard

Lounge

14'8" x 13'1" (4.49 x 3.99)

Double glazed bay window to front aspect, fireplace surround, central heating radiator, glazed folding doors to dining room

Dining Room

12'2" x 12'0" (3.71 x 3.68)

Dado rail, double glazed, central heating radiator

Kitchen

12'2" x 12'0" (3.71 x 3.66)

Single drainer sink unit, oak style base cupboards and drawers, cream design work top surfaces, space for dishwasher, central heating radiator, double glazed, 4 ring gas hob unit, built in electric oven, cooker extractor hood, wall units, double door cupboard

Utility Room

12'0" x 9'4" (3.66 x 2.87)

Double glazed window and back door, plumbing for washing machine, central heating radiator, wall cupboard,

First Floor

Landing, access to spacious loft space, ideal for a conversion subject to planning and building regulations

Bedroom 1

14'5" x 11'4" (4.41 x 3.46)

Double glazed bay window to front aspect, central heating radiator, art nouveau style fireplace

Bedroom 2

12'1" x 12'0" (3.68m x 3.66m)

Double glazed, central heating radiator

Bedroom 3

12'0" x 9'4" (3.67 x 2.87)

Double glazed, central heating radiator

Bedroom 4

9'2" x 8'7" (2.8 x 2.64)

Double glazed window, central heating radiator, a triangular shaped room

Bathroom

9'10" x 8'5" (3 x 2.58)

Oval bath, shower cubicle and unit, pedestal wash hand basin, w.c, 2 double glazed windows, central heating radiator

The Garage

Built onto the side of the house is the SINGLE GARAGE with up and over door

Outside

Ornamental rear garden, enclosed by boundary walls, small front garden and off road parking on driveway

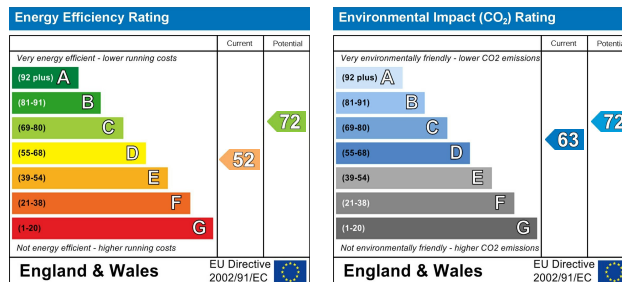
AGENTS NOTE

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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





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- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
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