



**STERLING**

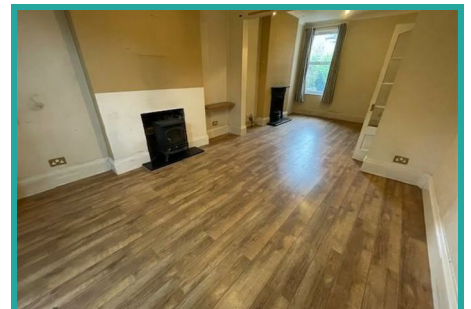
ESTATE AGENTS & VALUERS



**20 Erskine Road, Colwyn Bay, North Wales LL29 8EU**

**£165,000**

A surprisingly spacious 4 BEDROOM END ROW HOUSE of three located in a convenient position just off Abergele Road between the town centre and Eirias Park, High School and Ysgol Bod Alaw. In need of some cosmetic updating and re-decoration this is a property ideal for family occupation near to the amenities. From the HALLWAY is the WASH ROOM, LARGE THROUGH LOUNGE & DINING ROOM, LARGE KITCHEN BREAKFAST ROOM, GROUND FLOOR BATHROOM, 4 BEDROOMS, BATHROOM 2, UTILITY/EN SUITE, GARDEN, GAS C.H, DOUBLE GLAZING. NO CHAIN, EPC C72 Potential B83 Ref CB7743



33 Conway Road, Colwyn Bay, LL29 7AA

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

### Entrance Hallway

Vertical radiator, laminate flooring, dado rail, under stairs cupboard, exposed brick wall

### Wash Room

W.C and wash hand basin

### Through Lounge & Dining Room

27'6" x 12'1" (8.4 x 3.7)

Double glazed bay window to front aspect, laminate flooring, wood burner, living flame gas fire, double glazed window to rear elevation, 2 vertical radiators

### Through Kitchen and Breakfast Room

22'3" x 12'5" (6.8m x 3.8m)

Belfast sink, fitted base cupboards and drawers, wood strip effect work top surfaces, double glazed window, louvre door cupboard, archway to breakfast area, double glazed french doors, central heating radiator

### Ground Floor Bathroom

6'7" x 5'2" (2.02 x 1.6)

Oval bath on claw and ball feet, pedestal wash hand basin, shower unit

### First Floor

#### Bedroom 1

15'5" x 11'1" (4.7 x 3.4)

Double glazed bay window, central heating radiator

#### Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Central heating radiator, double glazed

#### Bedroom 3

12'9" x 10'9" (3.9 x 3.3)

Double glazed, central heating radiator

### Utility Room

9'2" x 5'10" (2.8 x 1.8)

Or would make an ideal en suite shower, double glazed, wall cupboard

#### Bedroom 4

9'6" x 5'6" (2.9 x 1.7)

Double glazed, central heating radiator

### Bathroom

Bath, wash hand basin, w.c, shower unit, double glazed

### Outside

Gardens to front & rear

### AGENTS NOTE

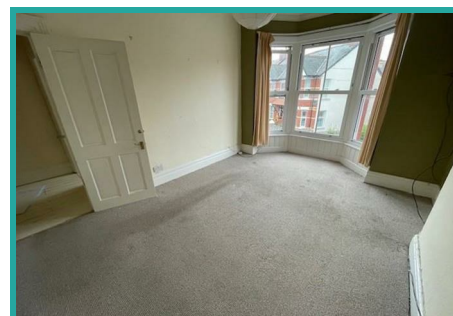
Viewing Arrangements By appointment with Sterling Estate

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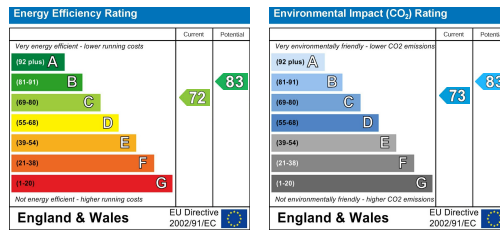
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**AGENTS NOTES;**

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)

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 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.

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 These sites could well find a buyer for your own home.

