



**STERLING**

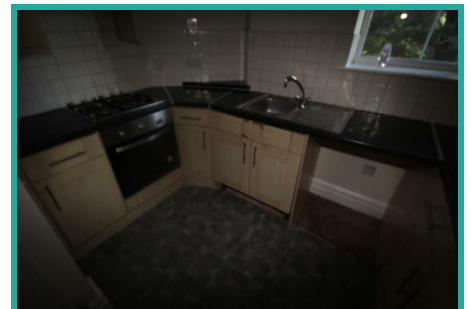
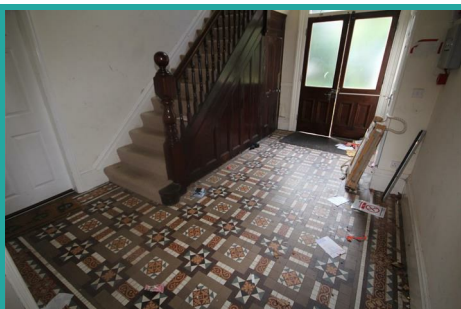
ESTATE AGENTS & VALUERS



## **Flat 1 Rosehill, Colwyn Bay, North Wales LL29 7BE**

**£85,000**

A deceptively spacious **GROUND & LOWER GROUND FLOOR FLAT** in this large substantially built detached house, set in communal corner gardens in an established residential road not far from the town centre. On two levels and with **NO ONGOING CHAIN** the accommodation comprises **COMMUNAL HALWAY - FLAT 1** and **HALL - LARGE LOUNGE - KITCHEN - BEDROOM - LOWER LEVEL** with **BEDROOM 2** and **BATHROOM**. Double glazing and gas central heating. Subject to a 999 year lease from 25 October 2006. Council Tax Band C. The Energy Performance Certificate Rating is D. Ref CB7770



### Entrance

Communal Hallway, decorative tiled floor

### Flat 1

Hall, double door cupboard, central heating radiator

### Large Lounge

19'8" x 15'8" (6 x 4.8)

Double glazed square bay window and side window, central heating radiator

### Kitchen

9'6" x 7'10" (2.9 x 2.4)

Stainless steel sink unit, wall and base cupboards, part tiled walls, built in electric oven, gas hob unit

### Bedroom 1

21'7" x 9'6" (6.6 x 2.9)

Double glazed square bay window, central heating radiator, built in cupboard and gas central heating boiler

### Lower Level

Stairs from the Hall down to the Lower Level Hall, double glazed door to outside

### Bedroom 2

19'0" x 17'0" (5.8 x 5.2)

4 double glazed windows and square bay window, central heating radiator

### Bathroom

8'6" x 6'10" (2.6 x 2.1)

Panel bath, pedestal wash hand basin, w.c, central heating radiator, tiled walls, shower unit and screen

### Outside

Communal gardens to front, side and rear of the house.

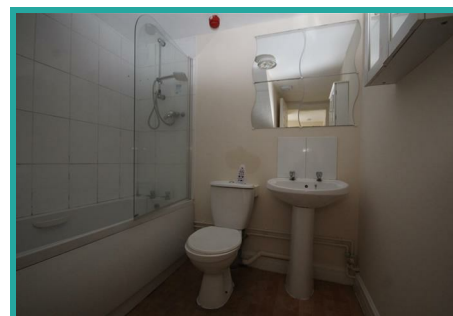
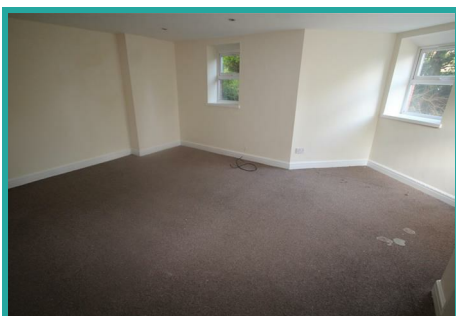
### AGENTS NOTE

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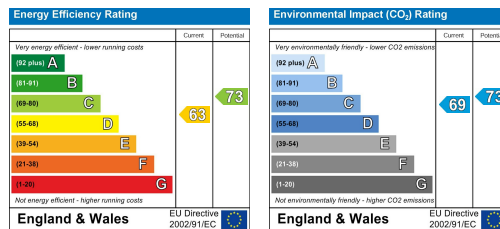
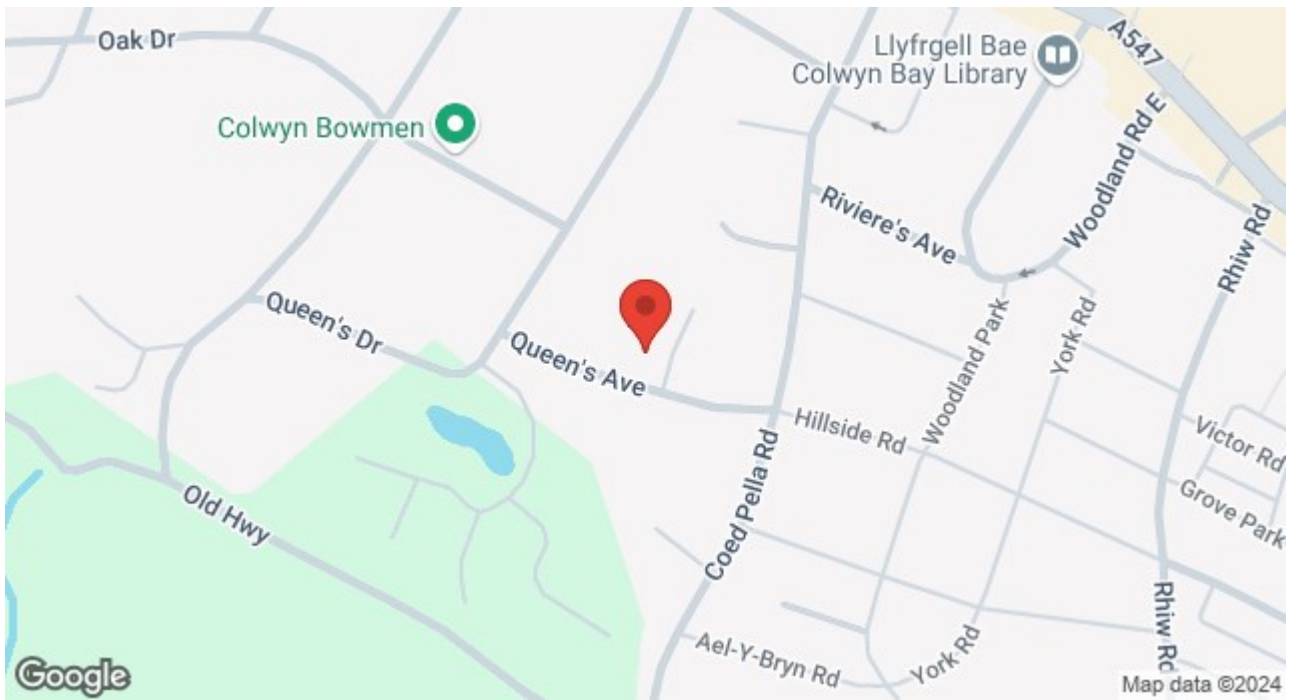
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