



STERLING

ESTATE AGENTS & VALUERS

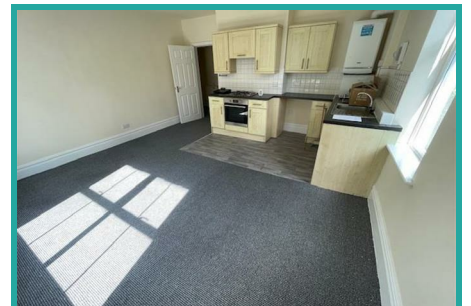
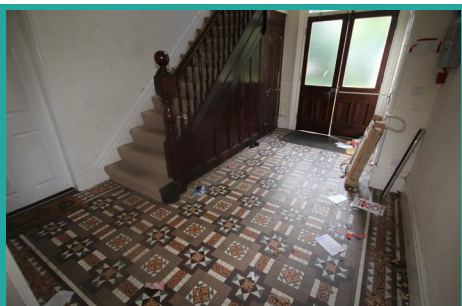


Rosehill 2 Queens Avenue, Colwyn Bay, North Wales LL29 7BE

£59,950

We are acting in the sale of the above property and have received an offer of £59,950 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place. The Energy Performance Certificate is C.

Rosehill is a substantially built detached house converted into 5 self contained flats and is set in large corner grounds in an established residential road near to town. Flat 4 is on the FIRST FLOOR and affords COMMUNAL HALL, stairs to upper floors and FLAT 4 HALL, LARGE OPEN PLAN LIVING ROOM KITCHEN, BEDROOM & SHOWER, CAR PARKING SPACE. Energy Rating 69C Potential 78C. Council Tax Band A, Tenure 999 year Lease from 2006. Ref CB7780



Entrance

Wide communal hallway, stairs to upper floors

First Floor

Landing

Flat 4

Hall, central heating radiator, door entry phone system

Large Living Room Kitchen

15'8" x 15'5" (4.8 x 4.7)

Range of base cupboards and drawers with black work top surfaces, stainless steel sink unit, wall units, gas central heating boiler, 2 double glazed windows and 2 central heating radiators, 4 ring gas hob unit, built in electric oven

Bedroom

13'5" x 10'5" (4.1 x 3.2)

Double glazed, central heating radiator

Bathroom

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

Outside

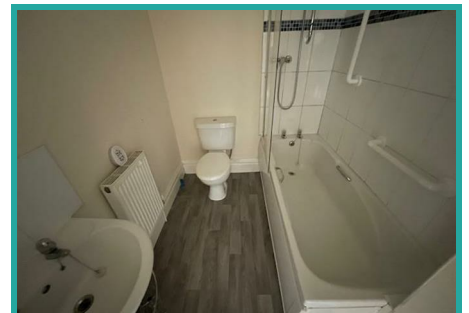
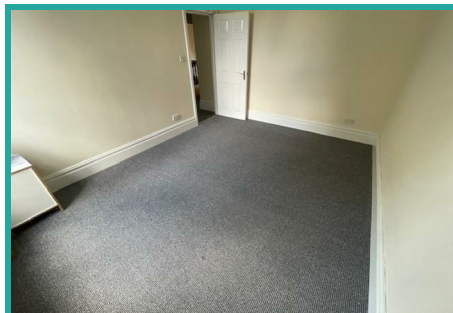
Communal garden surround the house, car parking space

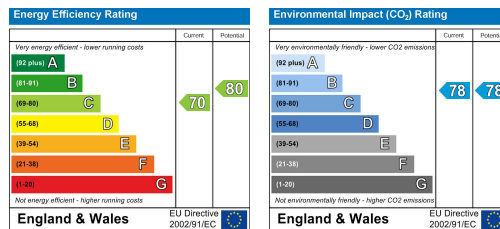
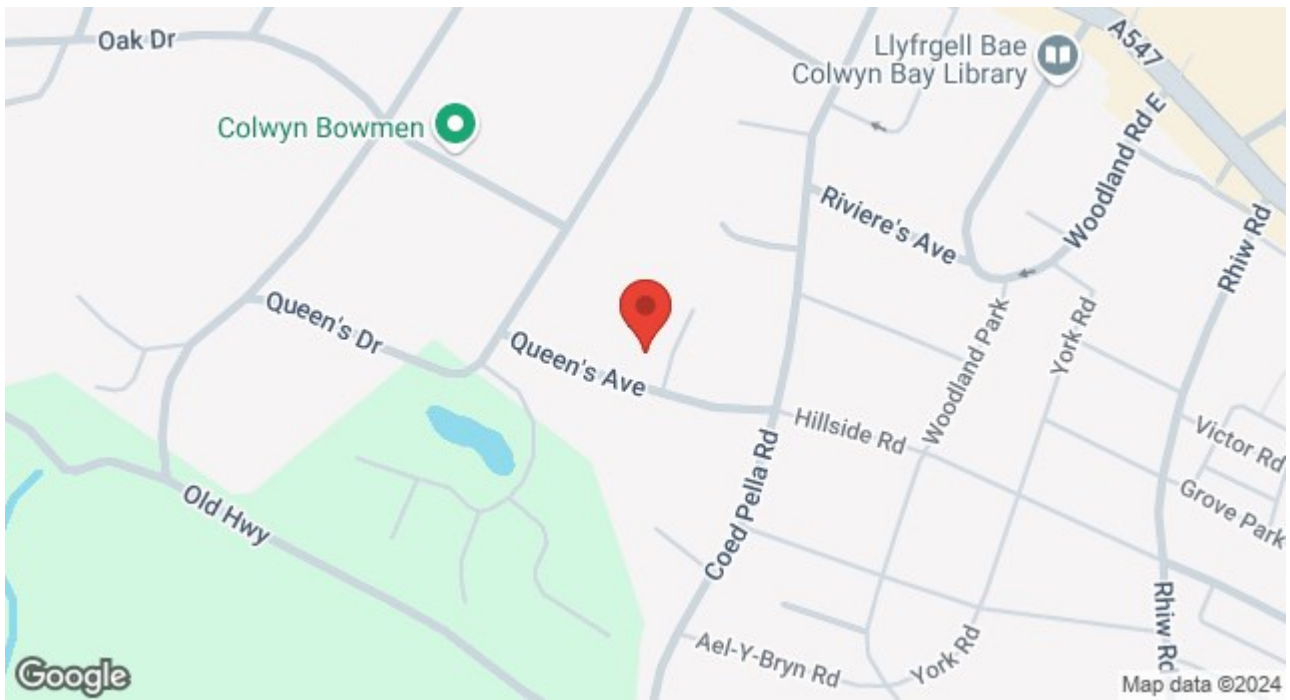
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingstates.co.uk and web site 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 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 These sites could well find a buyer for your own home.

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