



**STERLING**

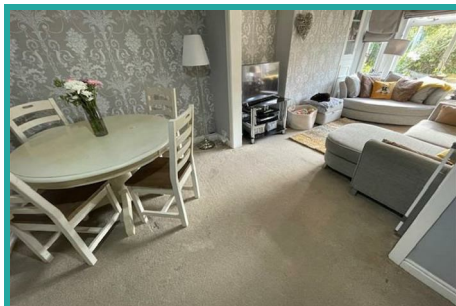
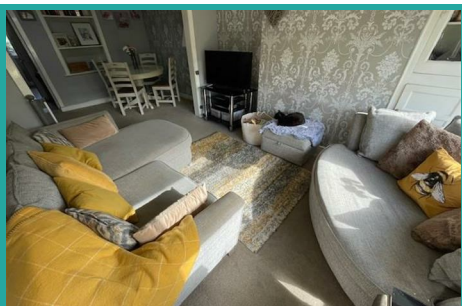
ESTATE AGENTS & VALUERS



**12 The Close, Colwyn Bay, North Wales LL29 7PT**

**£139,950**

Located in a small cul-de-sac off Abergele Road, not far from Eirias Park, High School, Leisure Centre and Ysgol Bod Alaw. A MIDDLE ROW 3 BEDROOM COTTAGE STYLE HOME which has been extended to provide deceptively spacious accommodation. Ideal for a young family in a popular and convenient location the property features HALL, LARGE THROUGH LOUNGE AND DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM, FIRST FLOOR 3 BEDROOMS. GAS C.H, DOUBLE GLAZING. Energy Rating 72C Potential 88B. Council Tax Band B. Freehold. Ref CB7788



33 Conway Road, Colwyn Bay, LL29 7AA

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

## Entrance

Double glazed front door to Hall

## Large Through Lounge and Dining Room

13'4" x 9'6" and 13'9" x 7'10" (4.08 x 2.9 and 4.2 x 2.4)

Double glazed window to front aspect, built in china cupboard, coved ceilings, central heating radiator, opening to Dining Room, central heating radiator, under stairs cupboard, shelving in recess

## Fitted Kitchen

11'1" x 7'2" (3.4 x 2.2)

Range of Walnut style base cupboards and drawers with black work top surfaces, single drainer sink unit, plumbing for washing machine, double glazed back door and window, larder cupboard, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood

## Ground Floor Bathroom

11'1" x 4'7" (3.4 x 1.4)

Panel bath, upvc walls, w.c, double glazed, plumbing for washing machine, heated towel radiator, wash hand basin

## First Floor

### Bedroom 1

14'1" x 9'10" (4.3 x 3)

Double glazed, central heating radiator

### Bedroom 2

11'5" x 6'10" (3.5 x 2.1)

Double glazed, central heating radiator

### Bedroom 3

8'10" x 6'10" (2.7 x 2.1)

Double glazed, central heating radiator

## Outside

Small garden at the front above road level, small rear yard

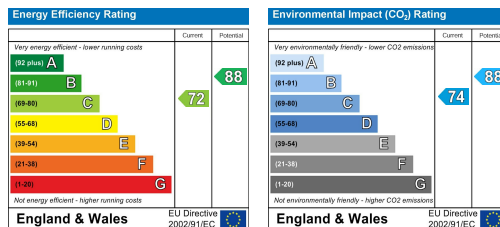
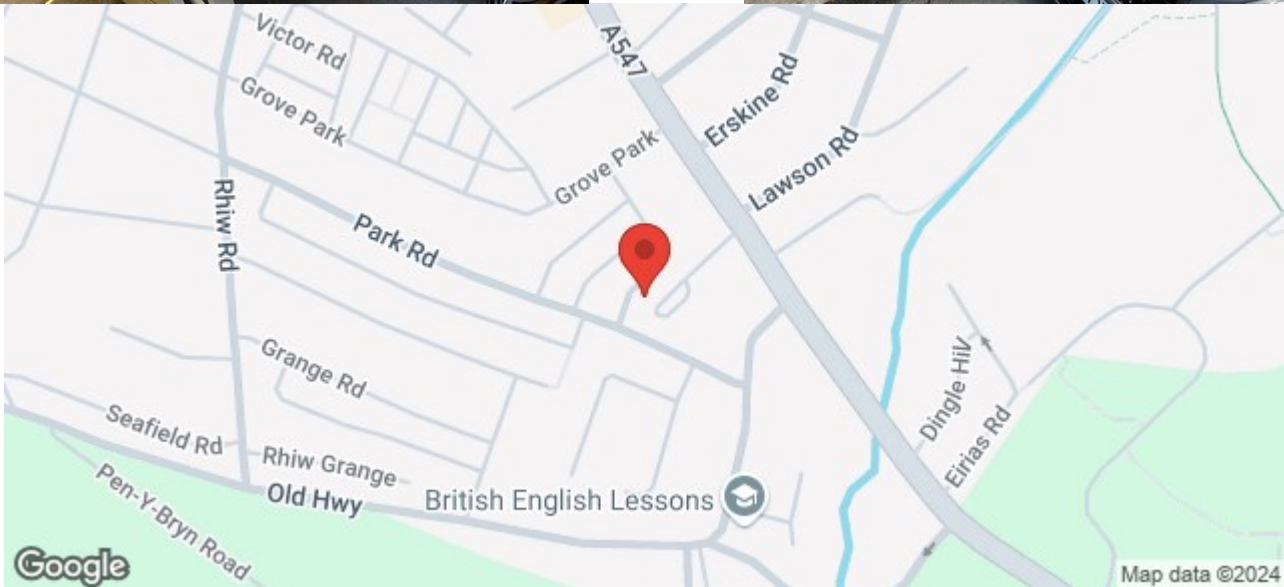
## AGENTS NOTE

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)

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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





#### AGENTS NOTES;

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This is entirely without obligation.

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

