



STERLING

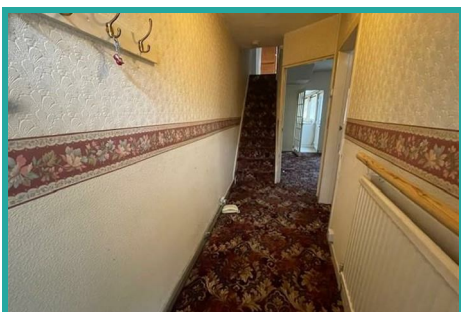
ESTATE AGENTS & VALUERS



38 Rose Hill, Old Colwyn, North Wales LL29 9RS

£136,500

An End of Row 2 Bedroom Terraced Cottage style House located in a popular position within a short walk of the village centre and bus services. The property is approached along a paved walkway and is next door to the play ground to T Gwynn Jones Infants School. The accommodation is larger than most terraced homes, is in need of cosmetic updating and redecoration but offers great potential. Council Tax Band C, Freehold, Awaiting EPC. Ref CB7779



Entrance

Double glazed front door to Hall central heating radiator

Front Lounge

11'1" x 9'11" (3.4 x 3.03)

Double glazed, central heating radiator, stone fireplace and gas fire

Dining Living Room

11'5" x 11'5" (3.5 x 3.5)

Cupboards in alcove, fireplace with marble back and hearth, gas fire, central heating radiator

Kitchen

13'5" x 6'10" (4.1 x 2.1)

Stainless steel sink unit, wall and base cupboards, double glazed door and 2 windows, deep under stairs area

First Floor

Bedroom 1

14'1" x 11'1" (4.3 x 3.4)

Double glazed window, central heating radiator

Bedroom 2

11'5" x 10'9" (3.5 x 3.3)

Central heating radiator

Shower Room

9'2" x 7'2" (2.8 x 2.2)

Shower tray and unit, pedestal wash hand basin, louvre door airing cupboard, Worcester gas central heating boiler, central heating radiator, Separate W.C

Outside

Long paved ornamental rear garden with Summer House and Garden Shed

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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