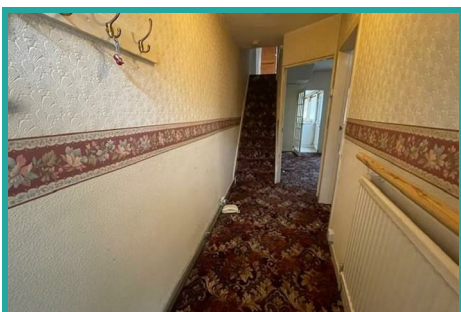




38 Rose Hill, Old Colwyn, North Wales LL29 9RS

£129,950

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

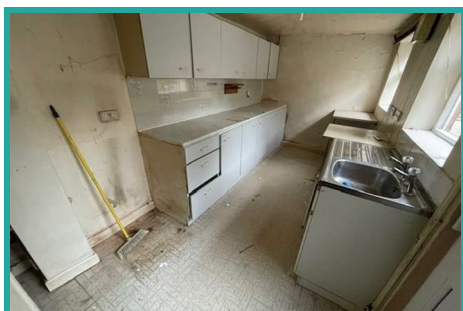
AGENTS NOTE

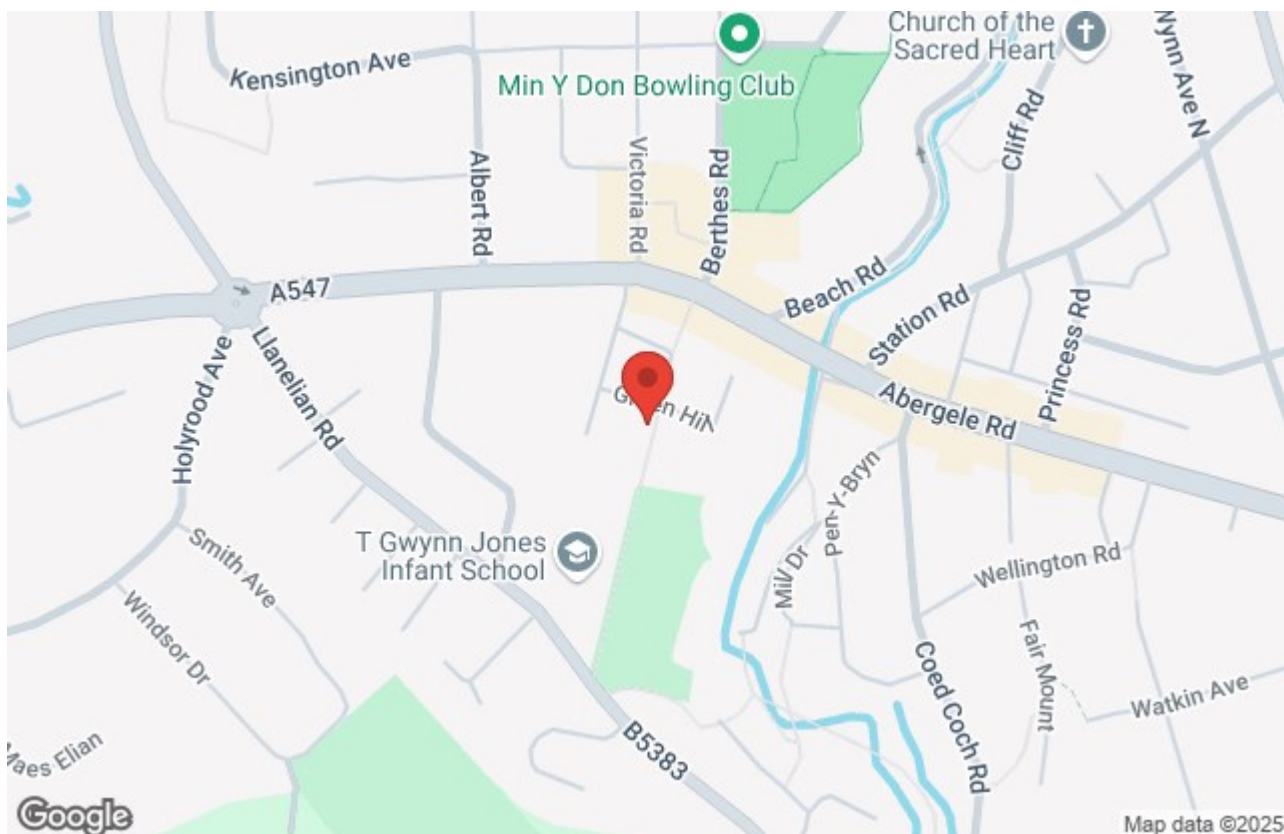
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN

INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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;

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

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority. FSA number 143002