



**STERLING**

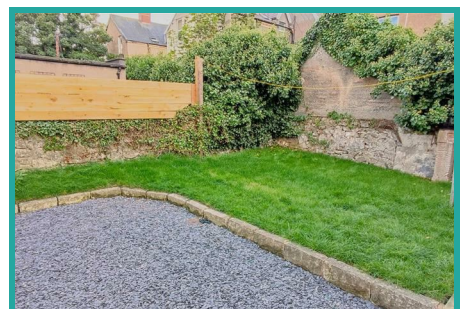
ESTATE AGENTS & VALUERS



## **The Cottage 19 Wynnstay Road, Colwyn Bay, North Wales LL29 8NB**

**£94,950**

An INVESTMENT OPPORTUNITY in the town centre comprising a 2 BEDROOM MEWS STYLE COTTAGE. The property is currently under contract with Conwy County Borough Council for a period of 5 years from 20 September 2024 and at the time of writing LET at equiv £600 pcm. Updated and re-furnished the accommodation comprises LIVING ROOM, LARGE KITCHEN BREAKFAST, GROUND FLOOR SHOWER, FIRST FLOOR 2 BEDROOMS, OUTSIDE WALLED GARDEN, ELECTRIC HEATING, DOUBLE GLAZING, SOLAR PANELS. Council Tax Band C, Energy Rating 74C Potential 77C. Leasehold. Ref CB7816



### Entrance

Double glazed front door to Hall, under stairs cupboard, LVP flooring

### Ground Floor Shower Room

6'3 x 5'10 (1.91m x 1.78m)

Shower cubicle and unit, w.c, wash hand basin, acrylic panelled walls, double glazed, heated towel radiator, LVP flooring

### Lounge

12'1" x 10'9" (3.7 x 3.3)

Double glazed window and french doors to rear gardens, LVP flooring, high retention storage heater

### Kitchen Diner

13'3" x 12'1" (4.06 x 3.7)

High retention night storage heater, LVP flooring, range of olive green design base cupboards and drawers, black work top surfaces, double glazed, stainless steel sink unit, pantry cupboard

### First Floor

#### Bedroom 1

12'5" x 7'6" (3.8 x 2.3)

Electric radiator, double glazed

#### Bedroom 2

9'2" x 8'6" (2.8 x 2.6)

Electric radiator, double glazed

### Outside

Pathway at the side of the building to the rear garden laid to lawn, slate chippings, stone wall boundary

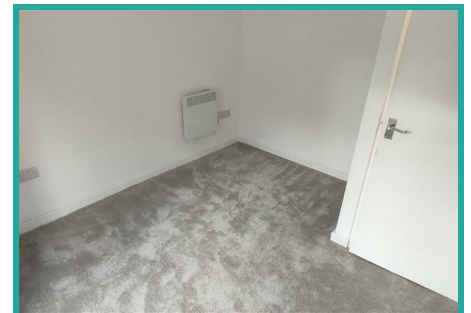
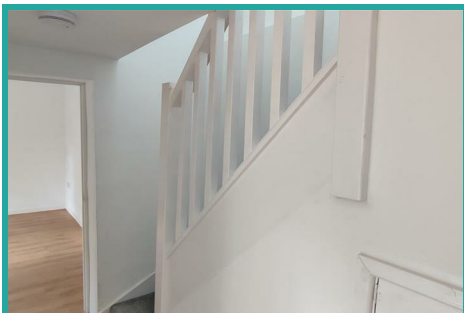
### AGENTS NOTE

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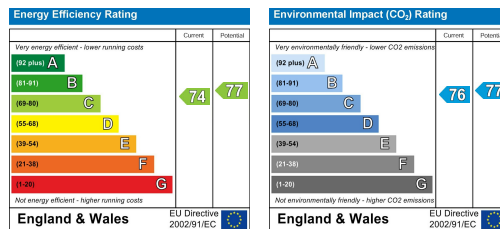
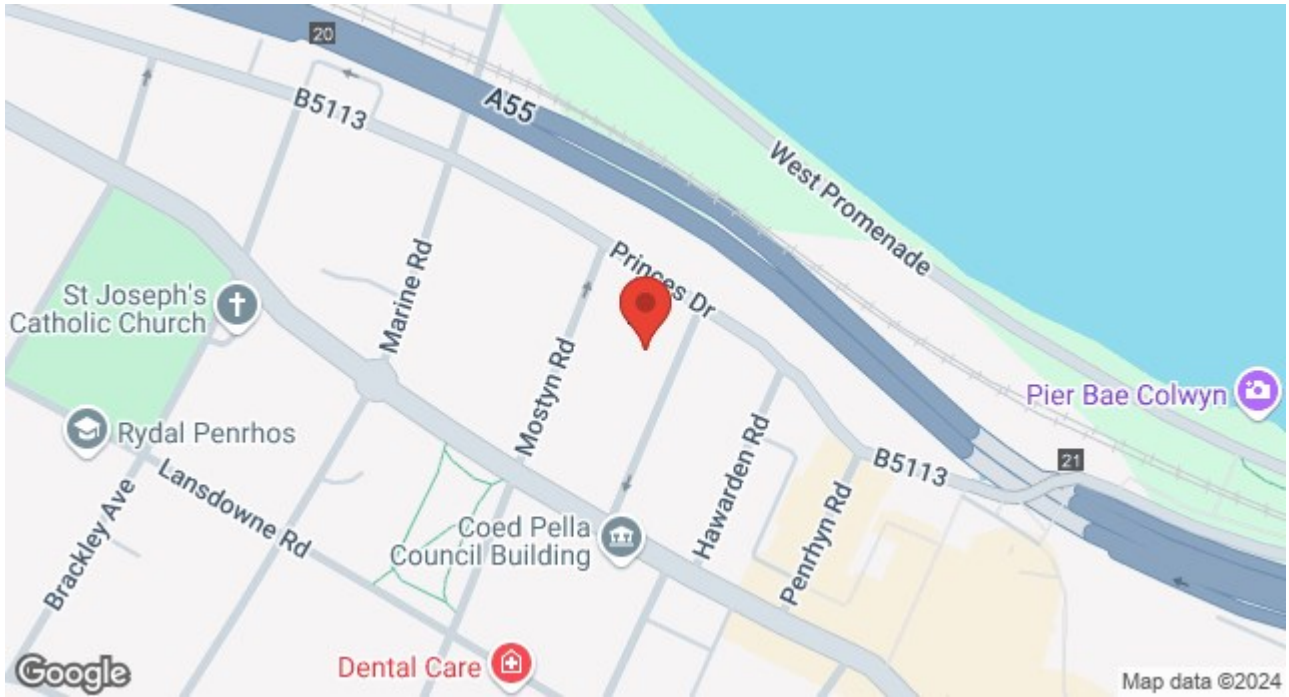
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**AGENTS NOTES;**

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