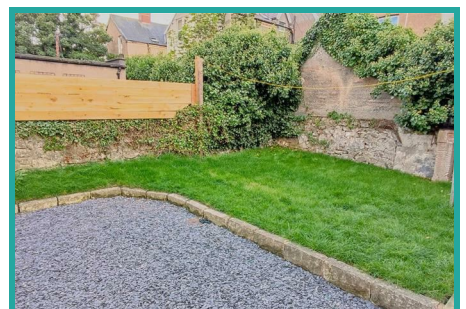




The Cottage 19 Wynnstay Road, Colwyn Bay, North Wales LL29 8NB

£94,950

An INVESTMENT OPPORTUNITY in the town centre comprising a 2 BEDROOM MEWS STYLE COTTAGE. The property is currently under contract & managed by Conwy County Borough Council with rentak income guaranteed for a period of 5 years from 20 September 2024, currently equiv £600 pcm. Updated and refurbished the accommodation comprises Lounge, Large Kitchen/Breakfast Room, Ground Floor Shower, FIRST FLOOR 2 Bedrooms, OUTSIDE Walled Garden, New Efficient Electric Heating, Double Glazing, Solar Panels. Council Tax Band C, Energy Rating 74C, New 999 year lease to be created at sale. 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

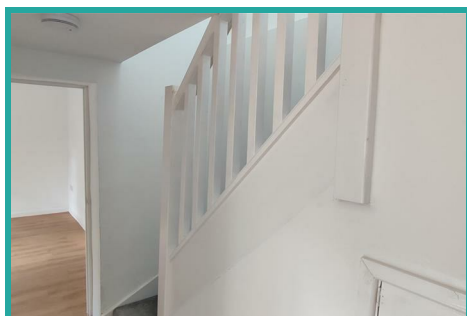
AGENTS NOTE

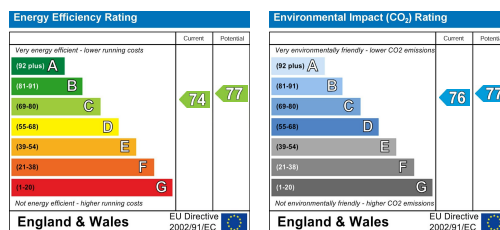
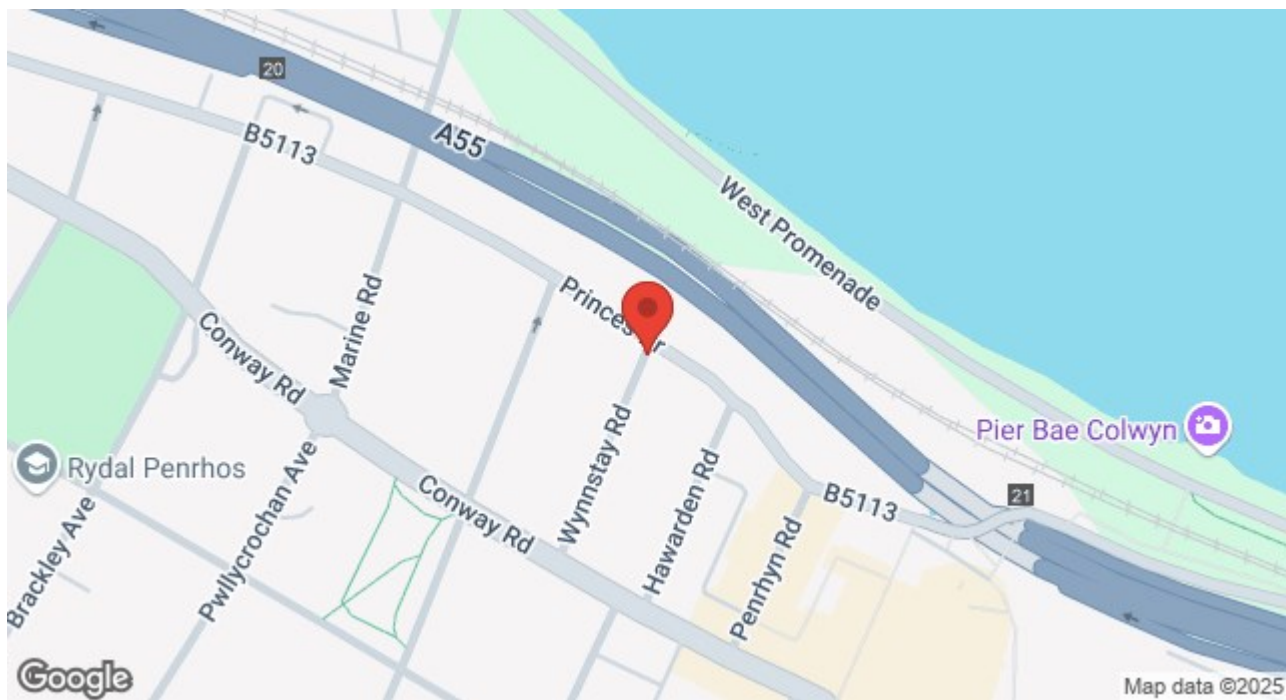
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.





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 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