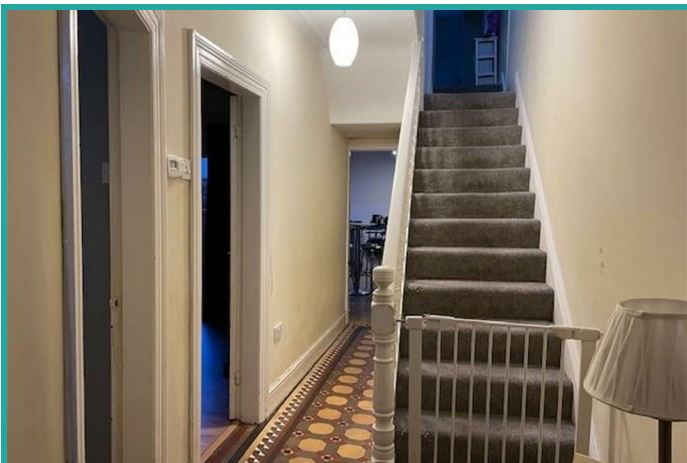


**61 Grove Park, Colwyn Bay
North Wales LL29 7TY**



Asking Price £159,950

61 Grove Park, Colwyn Bay, North Wales LL29 7TY

A surprisingly spacious MIDDLE ROW 4 BEDROOM HOUSE located in a row of similar properties, probably constructed around the early 1900s. The property is conveniently placed for a local store, the town centre and schools for all ages. The accommodation provided is in well presented order and affords PORCH - HALLWAY - LOUNGE - DINING ROOM - 18' KITCHEN BREAKFAST ROOM - 4 BEDROOMS - BATHROOM - SMALL REAR YARD - GAS C.H - DOUBLE GLAZING - VACANT POSSESSION after FEBRUARY 2025. Of particular note is the extensive loft area with velux window. Energy Rating = D64 Potential C79. Freehold. Council Tax Band C Ref CB7661

Entrance

Double glazed front door to Hall decorative tiled floor, central heating radiator, meter cupboard, coved ceilings

Lounge

13'7 x 12'5 (4.14m x 3.78m)

Double glazed square bay window, laminate flooring, central heating radiator, coved ceilings

Dining Room

12'4 x 12'3 (3.76m x 3.73m)

Laminate flooring, double glazed french doors to outside, coved ceilings

Kitchen Breakfast Room

17'11 x 9'6 (5.46m x 2.90m)

Brick fireplace breasting and opening, laminate flooring, range of base cupboards and drawers in a beech style, black work top surfaces, 4 ring electric hob unit, built in oven, plumbing for washing machine, double glazed back door and 2 windows, central heating radiator, gas central heating boiler

First Floor

Stairway from the Hall to First Floor and Landing,

Bedroom 1

12'6 x 12'4 (3.81m x 3.76m)

Double glazed, central heating radiator

Bedroom 2

12'6 x 11'10 (3.81m x 3.61m)

Cast fireplace, double glazed, central heating radiator

Bedroom 3

9'6 x 8'5 (2.90m x 2.57m)

Double glazed, central heating radiator, cast fireplace, cylinder airing cupboard

Bedroom 4

9'2 x 6'2 (2.79m x 1.88m)

Double glazed, central heating radiator

Bathroom

6'10 x 6'3 (2.08m x 1.91m)

Panel bath, shower unit, screen, pedestal wash hand basin, double glazed, w.c, tiled walls, central heating radiator

Outside

Rear walled garden

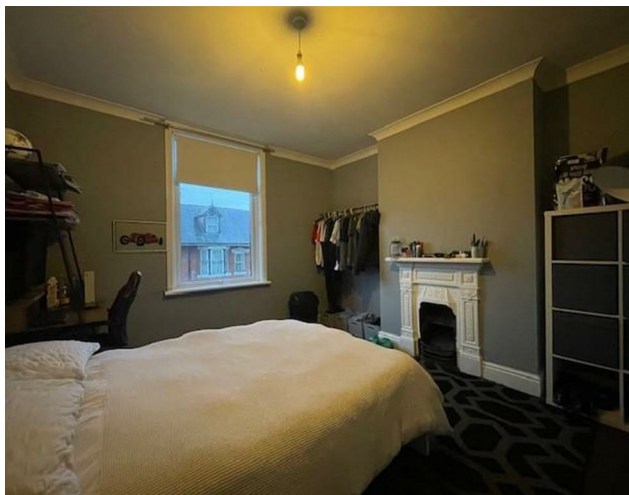
AGENTS NOTE

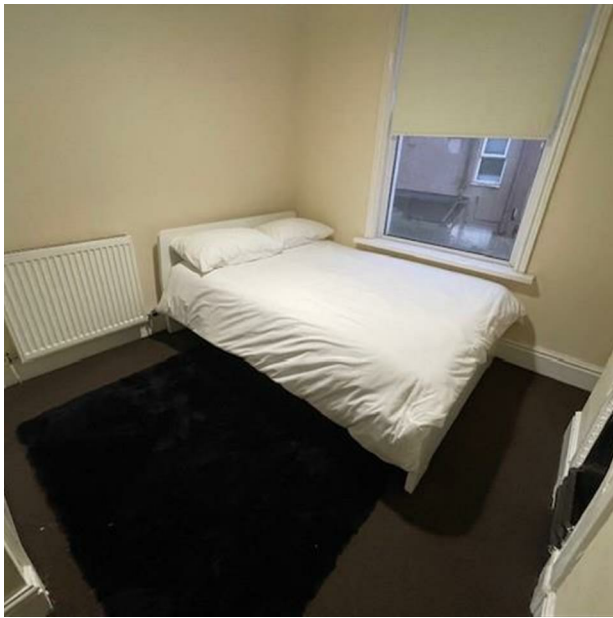
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site

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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

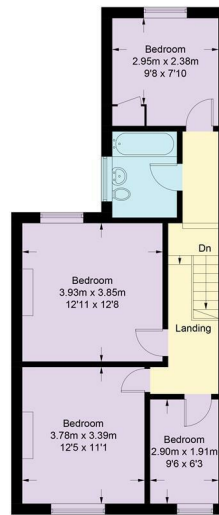
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.



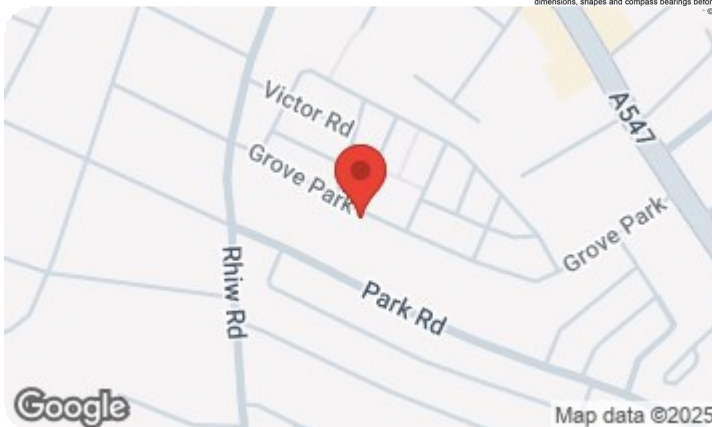


61, Grove Park, Colwyn Bay, LL29 7TY

Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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		
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