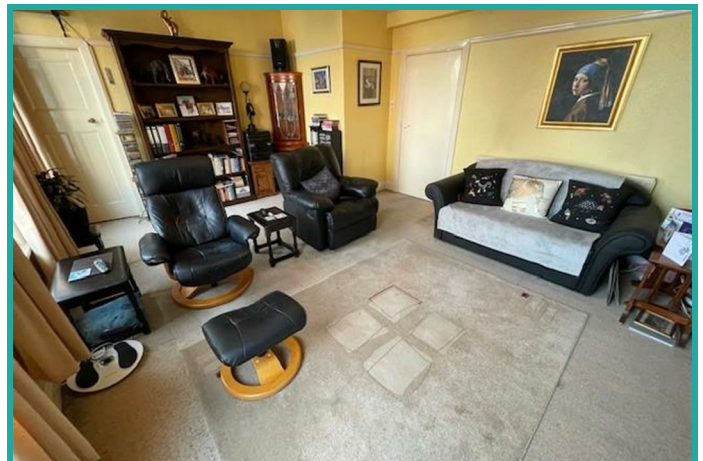
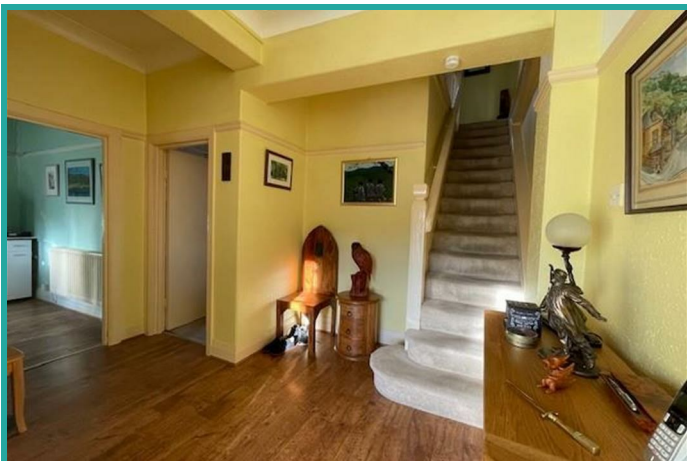


**Maisonette Rear 23 Conway Road, Colwyn Bay
North Wales LL29 7AB**



£129,950

Maisonette Rear 23 Conway Road, Colwyn Bay, North Wales LL29 7AB

A quite unique FIRST & SECOND FLOOR MAISONETTE in the town centre with all the amenities on the door step. The property has its own ROOF TERRACE enjoying a southerly aspect to the Pwllchrocan Woods. The maisonette is approached by a private series of steps off Llewelyn Road to a flagged terrace and cast steps up to the ROOF TERRACE. From here the front door leads into an L SHAPED HALLWAY, LARGE LOUNGE DINING with Store Room off, KITCHEN BREAKFAST ROOM. Upstairs there are 2 DOUBLE BEDROOMS and BATHROOM/Separate W.C. The property is Leasehold with 92 years remaining. Ground Rent £150 per annum. Council Tax Band B. Awaiting EPC. Ref CB7847

Entrance

Font door off the roof terrace

L Shaped Hallway

16'8" x 11'5" (5.1 x 3.5)

Central heating radiator, laminate flooring, double door cloaks cupboard

Large Lounge

17'8" x 13'5" (5.4 x 4.1)

3 secondary glazed windows to front aspect looking down Penrhyn Road and the distant sea views, oak fireplace surround, tiled back, living flame electric fire, central heating radiator, walk in store room cupboard

Kitchen Breakfast Room

15'8" x 13'5" (4.8 x 4.1)

Range of base cupboards and drawers, grey work top surfaces, wall unit, Flavel electric cooker, cooker extractor hood, plumbing for washing machine, central heating radiator, slimline dishwasher, cupboard in alcove

Top Floor and Landing

19'0" x 6'10" (5.8 x 2.1)

Central heating radiator, distant sea views, access to attic space, space for a computer station

Bedroom 1

14'9" x 13'5" (4.5 x 4.1)

Cast fireplace, central heating radiator,

Bedroom 2

13'5" x 12'5" (4.1 x 3.8)

Central heating radiator, double glazed opening window light, views to the Pwllchrocan Woods, cast fireplace, 2 cupboards, gas central heating boiler

Bathroom

7'10" x 5'10" (2.4 x 1.8)

Panel bath, shower cubicle and unit, pedestal wash hand basin, tiled marble effect walls, central heating radiator, Separate w.c

AGENTS NOTE

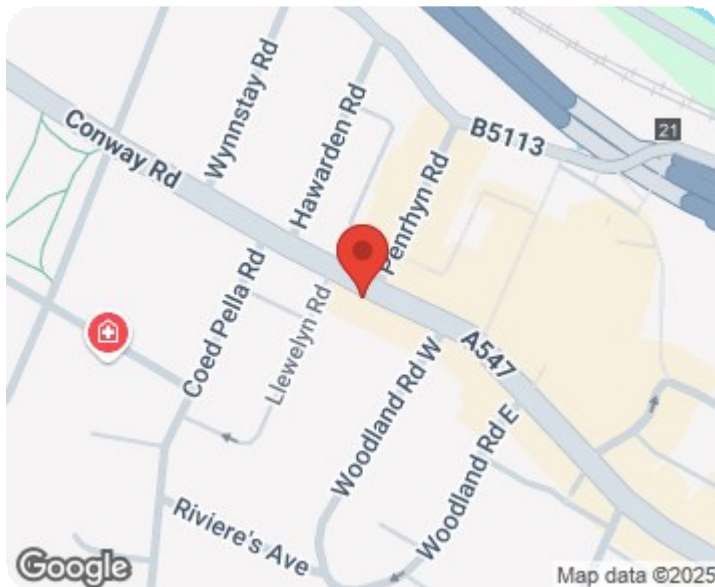
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

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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.





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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