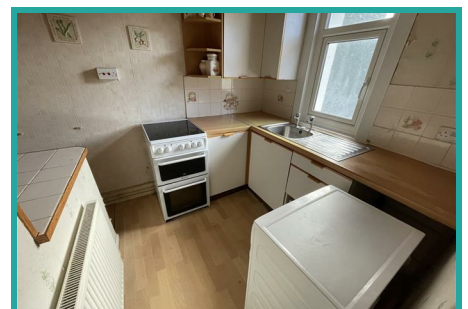
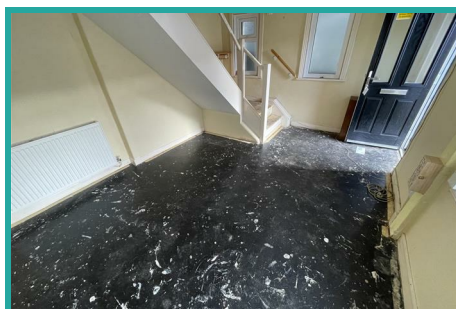
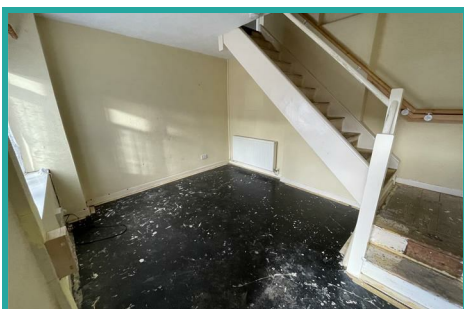




Lark Cottage Rear 36 Abergele Road, Colwyn Bay, North Wales LL29 7PA

£74,950

Of interest to Investors, an interesting MEWS STYLE PROPERTY located just off Douglas Road and behind the commercial premises along Abergele Road. On the ground floor is the LOUNGE. Upstairs is the KITCHEN, SHOWER ROOM and BEDROOM. Outside at the front of the property is PARKING SPACE FOR 2 CARS. Double glazing and central heating. Subject to a 999 Years lease. Peppercorn Ground Rent. Awaiting EPC. Council Tax Band B Ref CB7859



Ground Floor

Front door to

Lounge

13'5" x 10'5" (4.1 x 3.2)

Double glazed, central heating radiator

First Floor

Kitchen

10'9" x 6'10" (3.3 x 2.1)

Stainless steel sink unit, wall and base cupboards, double glazed, Worcester gas fired central heating boiler, central heating radiator

Bedroom 1

14'1" x 10'9" (4.3 x 3.3)

Double glazed, central heating radiator

Shower Room

Shower cubicle and unit, wash hand basin, w.c, double glazed, central heating radiator

Outside

At the front of the house is OFF ROAD PARKING for 2 cars

AGENTS NOTE

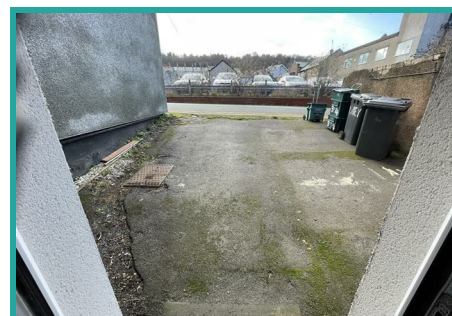
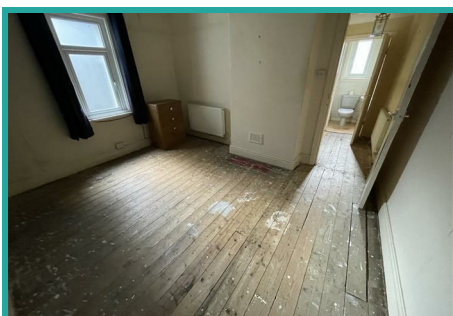
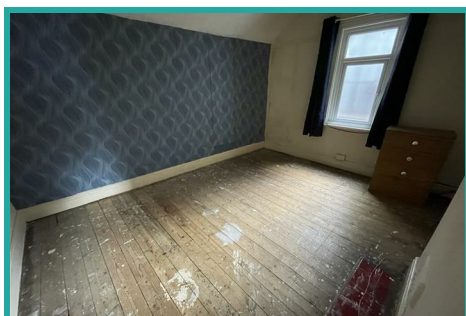
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

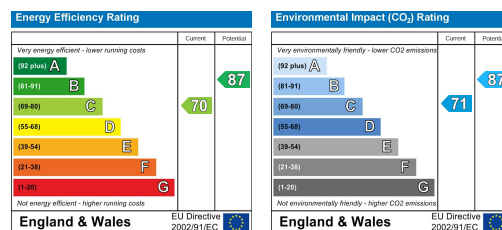
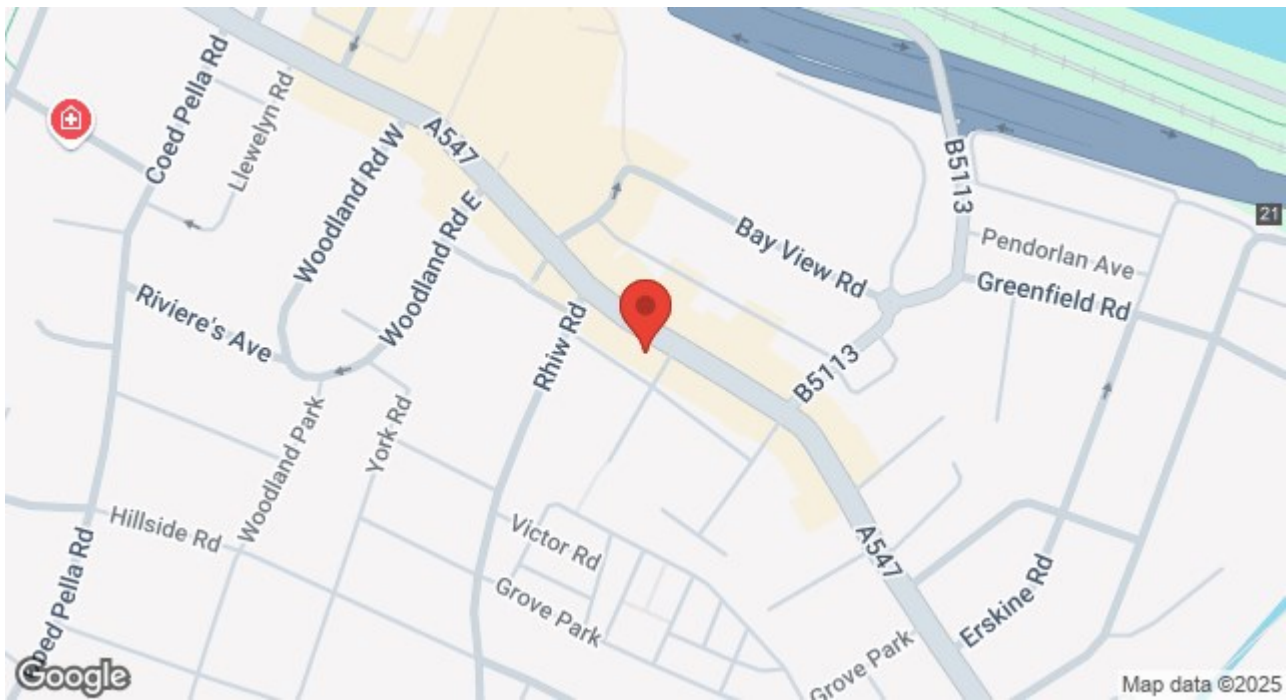
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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





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