



Flat 1 77 Greenfield Road, Colwyn Bay, North Wales LL29 8ET

Asking Price £115,000

A short level walk from both the beach, Railway Station and the town centre is this surprisingly spacious self contained GROUND FLOOR FLAT with REAR PARKING. Offered for sale subject to the existing tenancy which commenced in January 2023, the rent £595pcm. It comprises a LARGE LOUNGE, a KITCHEN BREAKFAST ROOM, 2 BEDROOMS, and BATHROOM. With gas central heating and double glazing. Ideal investment opportunity for those looking for a buy to let with existing tenant in situ. On the one way system at the end of Greenfield Road the property is opposite Ysgol Nant-y-Groes Energy Rating D60 Potential C77. Ref CB7254



Entrance

Communal Porch, Door to Flat 1

Long Hall

Central heating radiator, inner hall under stairs cupboard, central heating radiator

Lounge

17'9 x 13'9 (5.41m x 4.19m)

Double glazed bay window, central heating radiator, laminate flooring, fireplace surround, tiled back and hearth, coved ceilings

Kitchen Breakfast Room

13'5 x 8'9 (4.09m x 2.67m)

Grey style base cupboards and drawers with black work top surfaces, glazed wall cupboards, double glazed window and back door, plumbing for washing machine, breakfast bar, larder unit, central heating radiator, gas central heating boiler

Bedroom 1

14'1 x 13'9 (4.29m x 4.19m)

Central heating radiator, 2 double glazed windows, walk in wardrobe cupboard

Bedroom 2

10'3 x 10'1 (3.12m x 3.07m)

Double glazed bay window, central heating radiator, walk in wardrobe cupboard

Bathroom

7'8 x 7'6 (2.34m x 2.29m)

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

Outside

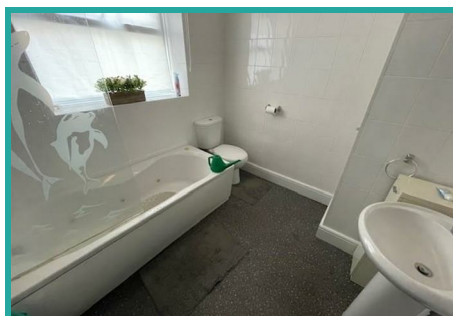
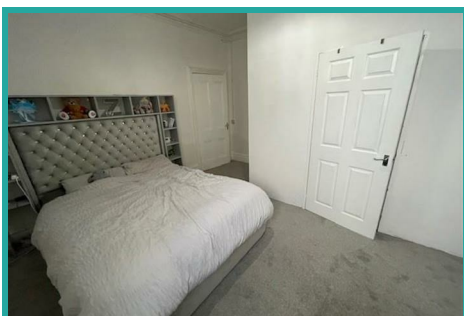
Car parking space at the back of the house access from the rear road

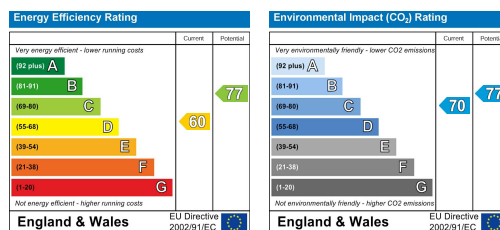
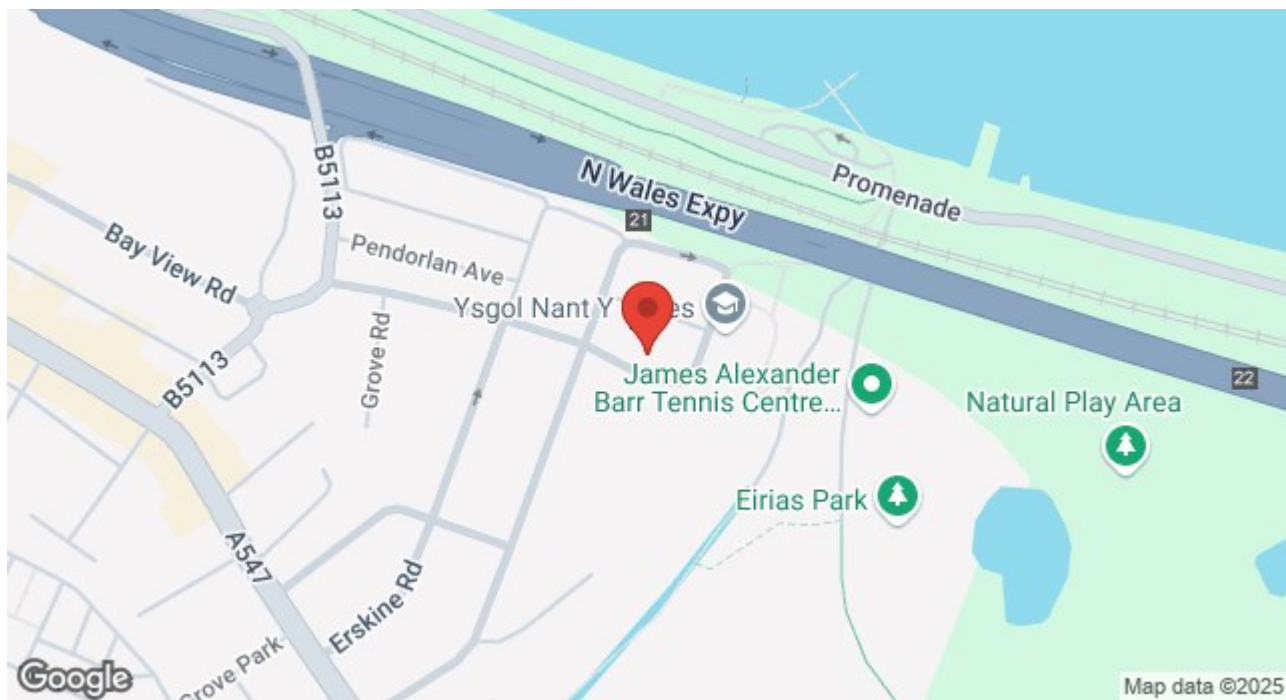
AGENTS NOTE

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