



337 Abergele Road
Old Colwyn, North Wales LL29 9PG

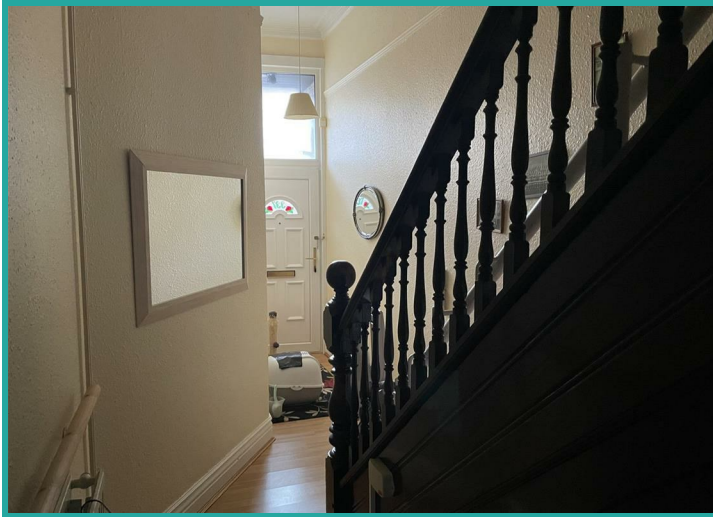
£239,950



STERLING

ESTATE AGENTS & VALUERS

In the heart of Old Colwyn, this unique property presents an exceptional opportunity for those seeking a blend of **COMMERCIAL & RESIDENTIAL LIVING**. Located on Abergele Road, the premises boasts a prominent position in the centre of the village, ensuring excellent visibility and accessibility. The property comprises a **SPACIOUS DOUBLE FRONTED SHOP**, perfect for a variety of business ventures, subject to planning. Above the shop, you will find generous living accommodation, providing **5 BEDROOMS** and **SHOWER ROOM**. The layout includes **2 RECEPTION ROOMS**. Additionally, off-road parking for one vehicle is available, along with a charming garden at the rear, providing a peaceful outdoor space to unwind. This vacant shop premises with living accommodation above is a rare find, offering the potential for a thriving business while enjoying the comforts of home. Whether you are an entrepreneur looking to establish a new venture or a family seeking a spacious residence with commercial possibilities, this property is well worth inspection. Tenure Freehold, Council Tax Band C. Awaiting EPC. Ref CB7866



Entrance

Double glazed front door to Long Hallway, laminate flooring, central heating radiator, under stairs cupboard

Ground Floor Shop Premises 31'2" x 18'4" (9.5 x 5.6)

Double fronted curved display windows to Abergele Road and front door, separate double glazed back door

Owners Living Room 14'9" x 12'5" (4.5 x 3.8)

Laminate flooring, central heating radiator, double glazed, 2 pine style cupboards and drawer units,

Breakfast Room 12'9" x 7'10" (3.9 x 2.4)

Laminate flooring, double glazed and side door, central heating radiator

Galley Style Kitchen 10'5" x 7'6" (3.2 x 2.3)

4 ring electric hob unit, 3 double glazed windows, oven, range of oak style base cupboards and drawers with dark green work top surfaces, stainless steel sink unit, plumbing for a dishwasher.

Utility Room 6'2" x 4'3" (1.9 x 1.3)

Double glazed and back door, plumbing for washing machine

Wash Room

Wash hand basin w.c, central heating radiator, double glazed

First Floor

Bedroom 1 13'5" x 11'5" (4.1 x 3.5)

Double glazed window and deep sill, 6 wardrobe units and dressing table, central heating radiator

Bedroom 2 15'1" x 11'9" (4.6 x 3.6)

Double glazed, central heating radiator

Bedroom 3 16'0" x 10'9" (4.9 x 3.3)

Double glazed, central heating radiator

Bedroom 4 10'2" x 9'2" (3.1 x 2.8)

Double glazed, central heating radiator, double door wardrobe unit

Bedroom 5 11'3" x 8'9" (3.43m x 2.67m)

Double glazed, central heating radiator, double door cupboard and gas central heating boiler

Shower Room 7'10" x 3'3" (2.4 x 1.)

Double walk in shower tray and unit, wash hand basin linen cupboard, upvc walls, central heating radiator, shaver point, Separate W.C, central heating radiator, double glazed, laminate flooring

Outside

Off road parking at the back of the house, access via the rear lane off Berthes Road. Concrete garden, drying area and borders

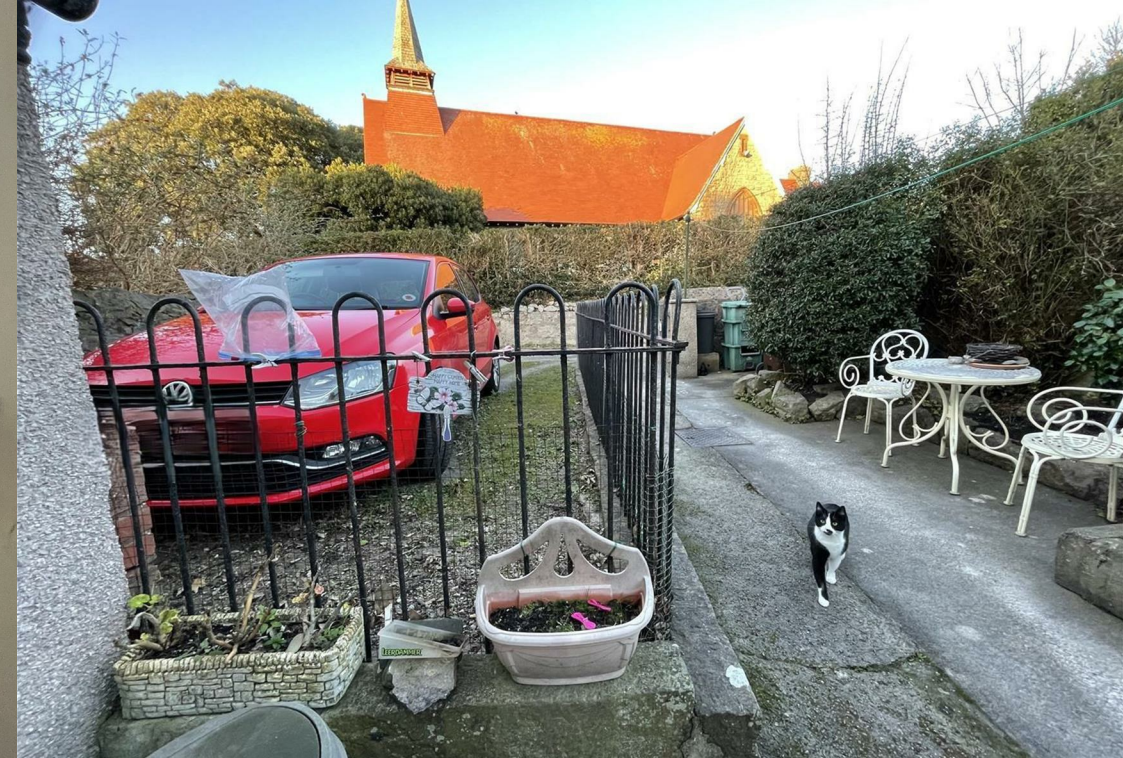
AGENTS NOTE

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.







AGENTS NOTES;

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | 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 | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
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