

**Flats 1, 2 & 3 11 Woodland Road West, Colwyn Bay  
Conwy LL29 7DH**



**Asking Price £375,000**

## Flats 1, 2 & 3 11 Woodland Road West, Colwyn Bay, Conwy LL29 7DH

In the heart of Colwyn Bay on Woodland Road West, this remarkable property presents an excellent investment opportunity. This freehold property is thoughtfully arranged as 3 SPACIOUS SELF CONTAINED FLATS, making it ideal for those seeking a lucrative rental venture or a spacious family home with the potential for additional income. The property boasts a generous layout, featuring 3 BEDROOM GROUND FLOOR FLAT, 3 BEDROOM FIRST FLOOR FLAT and a 2 BEDROOM SECOND FLOOR FLAT. There is planning permission to provide 2 off road parking places to the front of the property. With vacant possession, this property is ready for immediate occupation or rental, allowing for a seamless transition for new owners. Whether you are an astute investor or a family looking for a versatile living space, this property on Woodland Road West is a rare find that should not be missed. Tenure Freehold, Council Tax Flat 1 is B. EPC 70C. Council Tax Flat 2 is B. EPC 62D. Council Tax Flat 3 is B. EPC 76C. Ref CB7871

### Entrance Hall

Central heating radiator

### Ground Floor Flat 1

#### Lounge

19'0" x 13'5" (5.8 x 4.1)

Double glazed bay window, central heating radiator

#### Kitchen

11'1" x 7'2" (3.4 x 2.2)

Stainless steel sink unit, 4 ring gas hob unit, built in electric oven, wall and base cupboards, gas central heating boiler, 2 double glazed windows, central heating radiator, store room off

#### Rear Hall

Door to side and rear yard

#### Bedroom 1

14'5" x 9'2" (4.4 x 2.8)

Central heating radiator

#### Bedroom 2

9'6" x 8'2" (2.9 x 2.5)

Central heating radiator

#### Bedroom 3

10'9" x 9'2" (3.3 x 2.8)

Double door cupboard, central heating radiator

#### Bathroom

12'5" x 6'7" (3.8 x 2.03)

Bath, wash hand basin, w.c, central heating radiator, double glazed

### First Floor Flat 2

Hall central heating radiator

#### Lounge

19'7" x 13'8" (5.98 x 4.19)

Double glazed bay window, central heating radiator

#### Kitchen

14'11" x 8'8" (4.57 x 2.66)

Stainless steel sink unit, range of beech style base cupboards and drawers, grey work top surfaces, 3 double glazed windows, central heating radiator, 4 ring gas hob unit, electric oven, cooker extractor hood, laminate flooring, gas central heating boiler

#### Bedroom 1

14'2" x 13'10" (4.32 x 4.22)

Central heating radiator, 2 double glazed windows

#### Bedroom 2

14'2" x 11'7" (4.32 x 3.54)

Central heating radiator, 2 double glazed windows

#### Bedroom 3

10'7" x 8'11" (3.23 x 2.72)

Central heating radiator, 2 double glazed windows

### Bathroom

9'3" x 6'3" (2.82 x 1.91)

Lovely stained glass porthole window, panel bath, shower taps, 2 double glazed windows, w.c, wash hand basin, central heating radiator, upvc walls

### Second Floor Flat 3

Hall central heating radiator

#### Large Lounge

15'1 x 14'3 (4.60m x 4.34m)

Double glazed, central heating radiator

#### Kitchen

14,7 x 9,5 (4.27m,2.13m x 2.74m,1.52m)

Double glazed, central heating radiator, laminate flooring, white base cupboards and drawers, grey work top surfaces, stainless steel sink unit, 4 ring gas hob unit, electric oven, 2 double glazed windows, cooker extractor hood

#### Bedroom 1

17'9 x 12'9 (5.41m x 3.89m)

Central heating radiator, double glazed window and velux window

#### Bedroom 2

15'1 x 14'8 (4.60m x 4.47m)

Double glazed, central heating radiator

#### Large Bathroom

9'3 x 6'3 (2.82m x 1.91m)

Panel bath, shower taps, w.c, wash hand basin, 2 double glazed windows, central heating radiator, built in cupboard

### Outside

There is planning permission to provide 2 off road parking places to the front of the property.. Walled rear yard

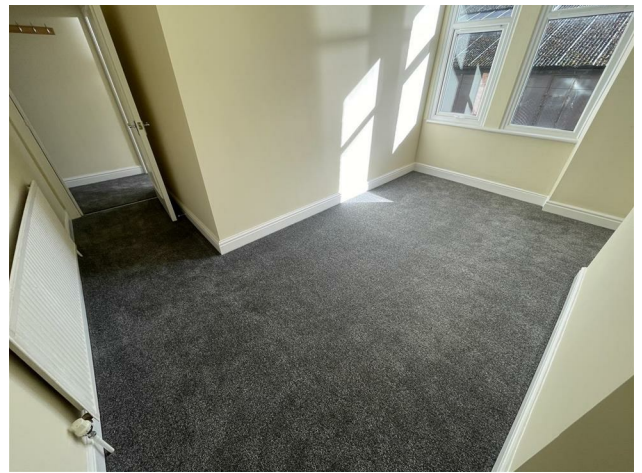
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

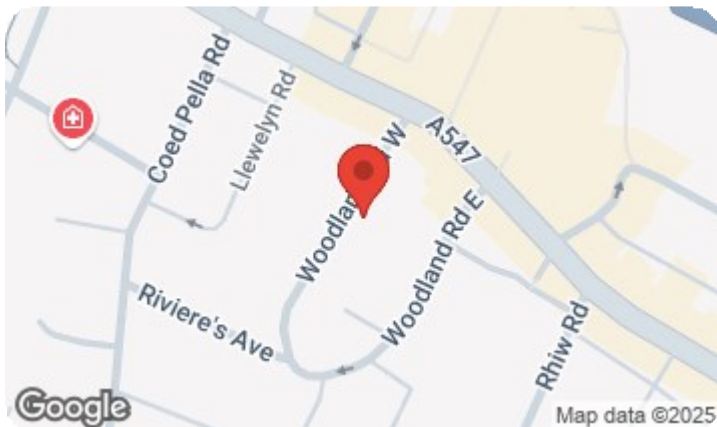
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### 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.