

**8b Woodland Park, Colwyn Bay
North Wales LL29 7DS**



Asking Price £129,500

8b Woodland Park, Colwyn Bay, North Wales LL29 7DS

A deceptively spacious self contained FIRST FLOOR FLAT in an established residential road not far from the town centre and Railway Station. The flat is one of three in this large substantially built property with a flat on each floor. Outside there is CAR PARKING SPACE. From the FIRST FLOOR LANDING the front door leads into the HALL, LARGE 21' x 15' LOUNGE, KITCHEN BREAKFAST ROOM, 2 BEDROOMS and BATHROOM/SEPARATE W.C The flat is subject to a 999 year lease, the ground rent £10 per annum. The present owners have updated and tastefully decorated the flat to provide a lovely home. Energy Rating 40E Potential 78C Council Tax Band B. Ref CB7895

Entrance

Communal Hall and Stairs, First Floor Landing and Front Door to

Hall

10'9 x 7'3 (3.28m x 2.21m)

Central heating radiator, meter cupboard

Lovely Large Lounge

21'7" x 15'5" (6.60 x 4.70)

Double glazed square bay window and side window, some sea views, coved ceilings, central heating radiator, tiled fireplace

Fitted Kitchen

12'8 x 7'8 (3.86m x 2.34m)

Newly installed with grey base cupboards and drawers, wood strip design work top surfaces, 4 ring electric hob unit, built in oven, stainless steel cooker hood, wall cupboard, central heating radiator

Bedroom 1

14'8 x 14'2 (4.47m x 4.32m)

2 double glazed windows, central heating radiator

Bedroom 2

12'3 x 7'3 (3.73m x 2.21m)

Double glazed, central heating radiator, dado rail, louvre door wardrobe cupboard

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

White panel bath, vanity wash hand basin and cupboard, double glazed window, upvc walls, Triton shower, heated towel radiator, airing cupboard, gas central heating boiler. Separate w.c, double glazed,

Outside

Communal driveway off Woodland Park with CAR PARKING SPACE

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

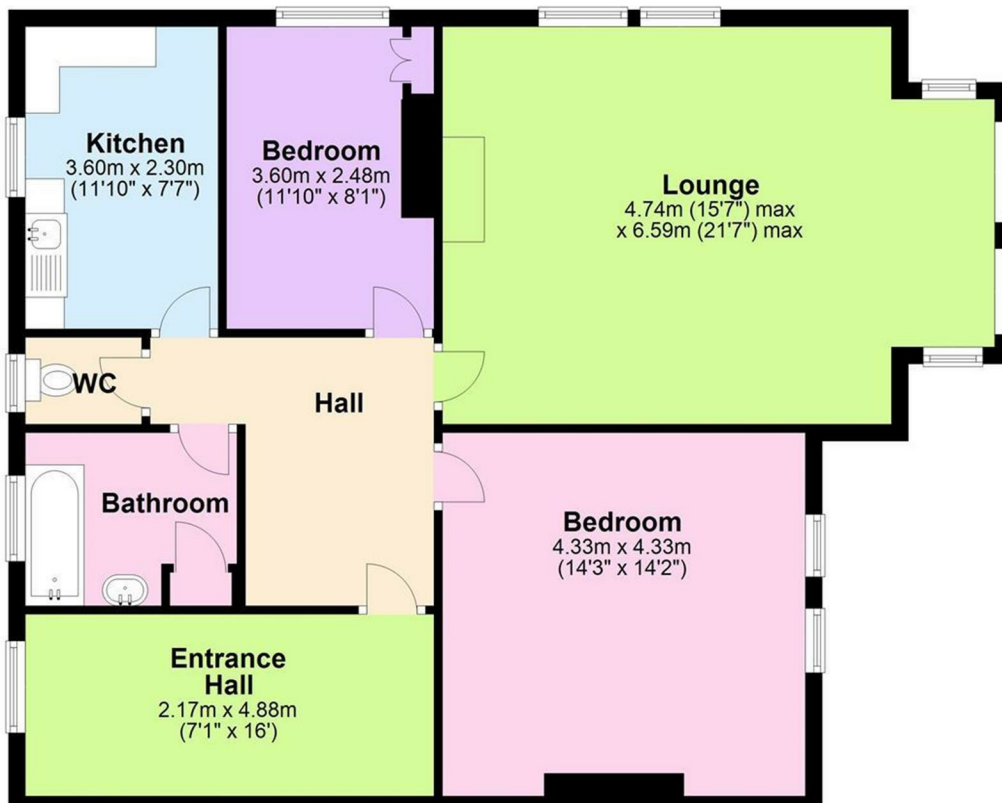
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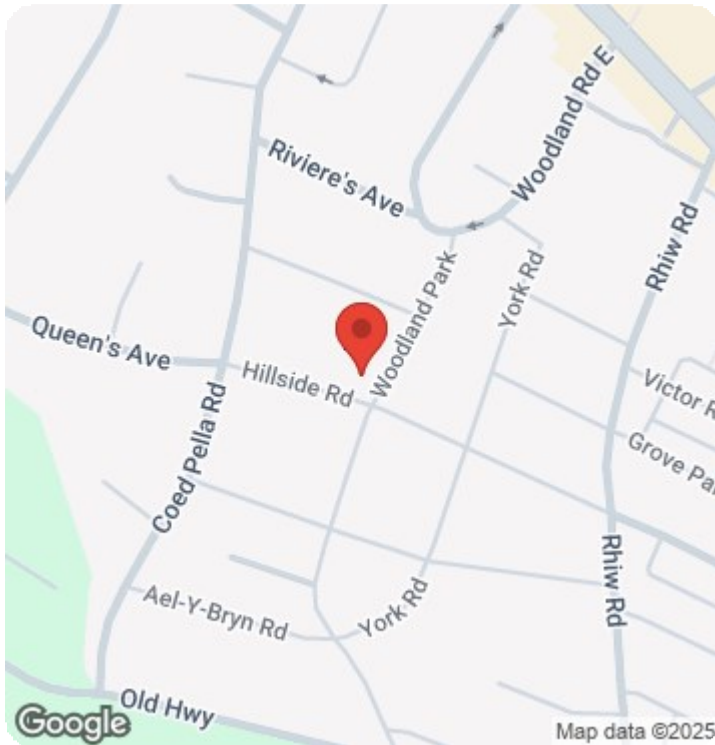
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Ground Floor



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.



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	
			78
		40	

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	
			78
		70	

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