



UNITED KINGDOM  
PROPERTY  
AWARDS

WINNER 2018-2019



STERLING

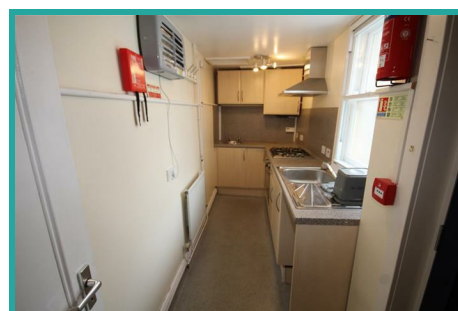
ESTATE AGENTS & VALUERS



## 5 Rhiw Road, Colwyn Bay, Conwy LL29 7TE

**Asking Price £159,950**

A substantially built END TERRACED HOUSE with accommodation arranged on three floors situated in the town centre extending to some 150 sq.metres. The property has been currently used as offices and has now the benefit of planning permission granted by Conwy County Borough Council on the 12 November 2024 for the 'Change of use from Office (Use Class B1) to 1no.dwelling and associated works' subject to conditions. Application Number 0/51154. All in well maintained order the property affords HALL, THROUGH MEETING ROOM or LOUNGE/DINER, WASHROOM, FITTED KITCHEN, FIRST FLOOR, 2 OFFICES/BEDROOMS, KITCHEN and WASHROOM, TOP FLOOR of 3 OFFICES/BEDROOMS and ATTIC ROOM. Outside at the side of the building there are 2 CAR PARKING SPACES. Commercial Energy Rating 128F Tenure Freehold. Ref CB7226



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

### Entrance

Front door to Hall laminate flooring, under stairs cupboard

### Through Meeting Room

24'3 x 12'7 (7.39m x 3.84m)

Or Lounge and Dining Room, secondary glazed bay window, laminate flooring, 2 central heating radiators

### Wash Room

6'5 x 4'8 (1.96m x 1.42m)

Walk in disabled toilet facilities, w.c, wash hand basin, half tiled walls, central heating radiator

### Kitchen

13'7 x 4'8 (4.14m x 1.42m)

Maple style base cupboards and drawers with terrazzo style work top surfaces, stainless steel sink unit, secondary glazed window, stainless steel cooker hood, 4 ring gas hob unit built in oven, wall units, gas central heating boiler

### First Floor

Stairway off the Hal to First Floor

### Wash Room

W.C wash hand basin, central heating radiator, secondary glazed window

### Office 1 or Bedroom

12'2 x 10'4 (3.71m x 3.15m)

Secondary glazed, laminate flooring, central heating radiator

### Office 2 or Bedroom

Secondary glazed bay window, laminate flooring, central heating radiator

### Kitchen

6'6 x 5'5 (1.98m x 1.65m)

Secondary glazed window, wall and base cupboards, central heating radiator

### Top Floor

Landing secondary glazed window, central heating radiator

### Office 3 or Bedroom

12'2 x 10'4 (3.71m x 3.15m)

Secondary glazed window, laminate flooring, central heating radiator

### Office 4 or Bedroom

Secondary glazed window, laminate flooring central heating radiator

### Office 5 or Bedroom

7'1 x 6'6 (2.16m x 1.98m)

Central heating radiator, laminate flooring

### Loft Attic Room

12'2 x 11'9 (3.71m x 3.58m)

Double glazed velux window

### Outside

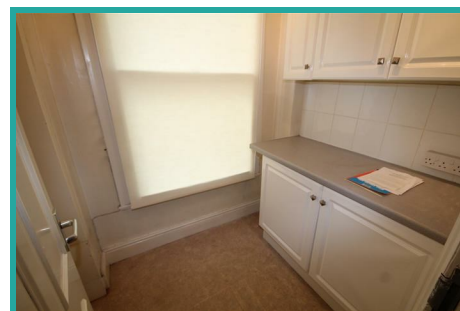
To the side of the property there is parking space for 1 car

### AGENTS NOTE

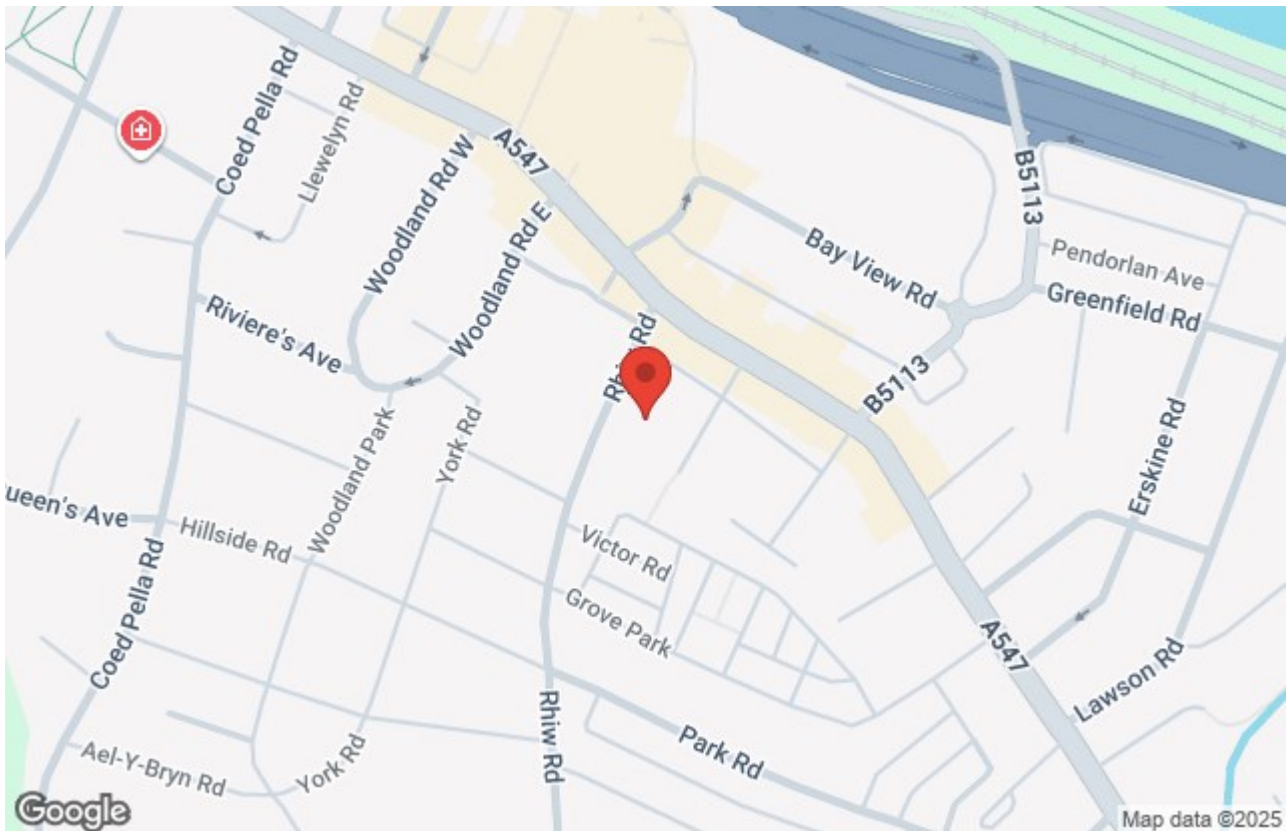
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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- 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](http://www.sterlingestates.co.uk)



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