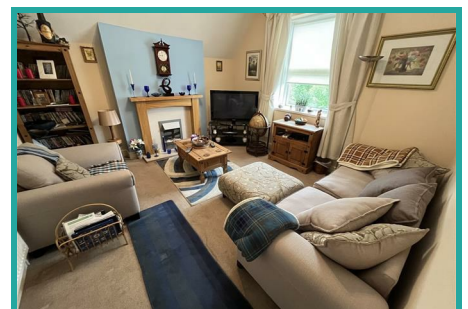
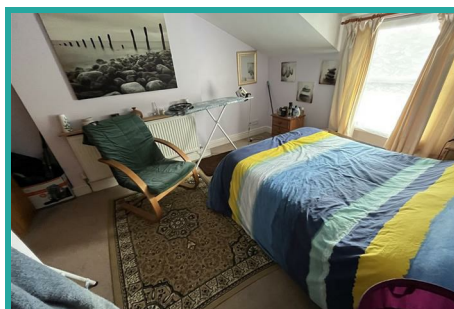
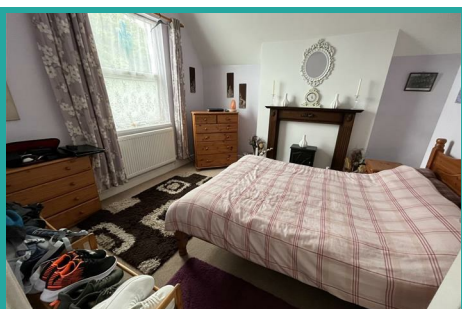




## **Top Flat 147b Abergele Road, Colwyn Bay, North Wales LL29 7SL**

**Offers In The Region Of £89,950**

A self contained TOP FLOOR 2 BEDROOM FLAT with GARAGE located on the main road, on a bus route near to Eirias Park, High School and Leisure Centre. The Garage is located at the back of the property approached via The Dingle. The flat is accessed by an external staircase to first floor level and internal stairs to top floor. The updated and improved accommodation affords HALL - LOUNGE - KITCHEN - BATHROOM - DOUBLE GLAZING - CENTRAL HEATING - LEASEHOLD - NO ONGOING CHAIN. Council Tax Band B, Tenure Leasehold, Energy Rating 62D Potential 71C. Ref CB7924



### Entrance

External staircase of the side elevation to First Floor Level, double glazed front door to Hall and Internal Staircase to Top Floor Landing & central heating radiator

### Lounge

13'5 x 13'3 (4.09m x 4.04m)

Double glazed window, central heating radiator, light oak style fireplace surround with electric fire, marble back and hearth

### Kitchen

8'8 x 7'9 (2.64m x 2.36m)

Stainless steel sink unit, base cupboards and drawers in white with black work top surfaces, double glazed window, gas fired central heating boiler, plumbing for washing machine, tiled floor, central heating radiator, 4 ring gas hob unit, built in oven, stainless steel cooker hood

### Bedroom 1

14'3 x 11'4 (4.34m x 3.45m)

Central heating radiator, double glazed window

### Bedroom 2

11'7 x 11'3 (3.53m x 3.43m)

Double glazed window, central heating radiator, fitted cupboard

### Bathroom

8'6" x 5'6" (2.6 x 1.7)

White suite of panel bath, quadrant shower cubicle, pedestal wash hand basin, double glazed window, w.c, heated towel radiator, tiled walls

### The Garage

Single Garage situated at the rear of the building approached via The Dingle which leads to the back of the house. The garage to the top flat is the right garage in the block of three. 2 Garden Sheds

### 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.

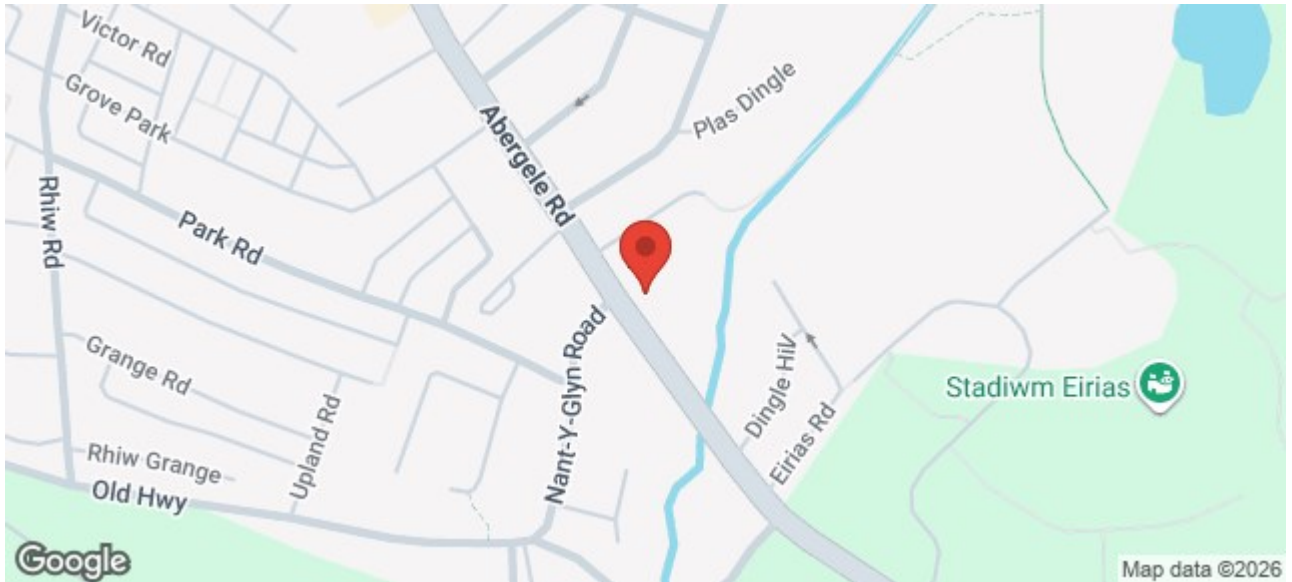
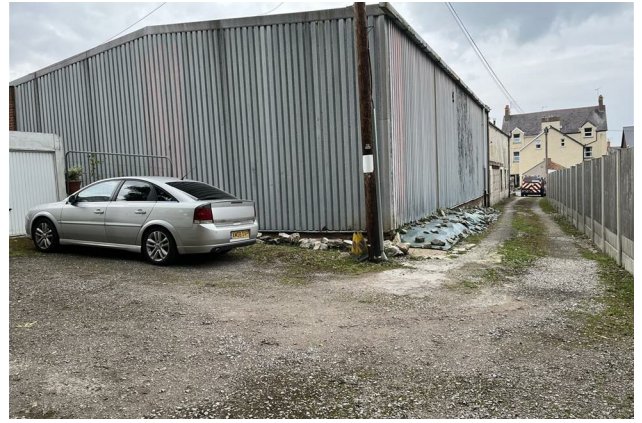
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for your own home.

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		62	71
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		71	71
EU Directive 2002/91/EC			

#### AGENTS NOTES;

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