

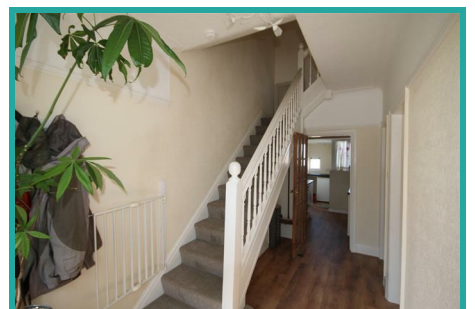


1 Grange Road, Colwyn Bay, North Wales LL29 7RL

£179,950

Located off the top end of Rhiw Road, a 3 BEDROOM TERRACED HOUSE with NO ONGOING CHAIN, ideal for a starter home or investor looking for a buy to let opportunity. With vacant possession the accommodation affords HALL - LOUNGE - DINING ROOM - KITCHEN - BATHROOM - REAR YARD and WASH HOUSE, W.C.

The house is well placed for the town centre and schools for all ages. In well presented order an internal viewing is recommended. Tenure Freehold, Council Tax Band B. Energy Rating 58D Potential 86B. Solar Panels fitted generating some 2500 Kwh. Ref CB7939



Hall

Front door to Hall, laminate flooring, central heating radiator, under stairs recess with meter cupboard and consumer unit

Lounge

12'9" x 11'9" (3.9 x 3.6)

Double glazed bay window to front aspect, central heating radiator, wood burner stove installed on a slate hearth, dado rail, laminate flooring

Dining Room

10'9" x 9'10" (3.3 x 3.01)

Louvre door wardrobe cupboard, central heating boiler, double glazed, central heating radiator, dado rail, laminate flooring

Kitchen

8'2" x 6'9" (2.5 x 2.06)

Fitted base cupboards and drawers with black work top surfaces, wall units, 4 ring electric ceramic hob unit, built in oven, stainless steel cooker hood, central heating radiator, 2 double glazed windows, stainless steel sink unit, built in dishwasher (unused), freezer room

First Floor

Stairway from Hall to First Floor and Landing, loft space housing the solar storage battery

Bedroom 1

12'9" x 11'1" (3.9 x 3.4)

Double glazed bay, central heating radiator

Bedroom 2

11'1" x 11'1" (3.4 x 3.4)

Double glazed window and distant sea views, central heating radiator

Bedroom 3

7'2" x 6'9" (2.2 x 2.07)

Double glazed, central heating radiator

Bathroom

6'10" x 5'10" (2.09 x 1.8)

Panel bath, Triton shower, w.c, wash hand basin, double glazed, tiled walls, central heating radiator

Outside

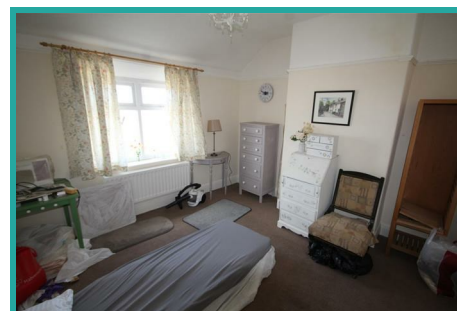
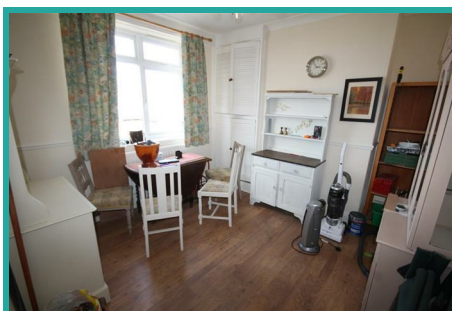
Rear patio garden on two levels, underfloor store, brick wash house, plumbing for washing machine, w.c, wash hand basin

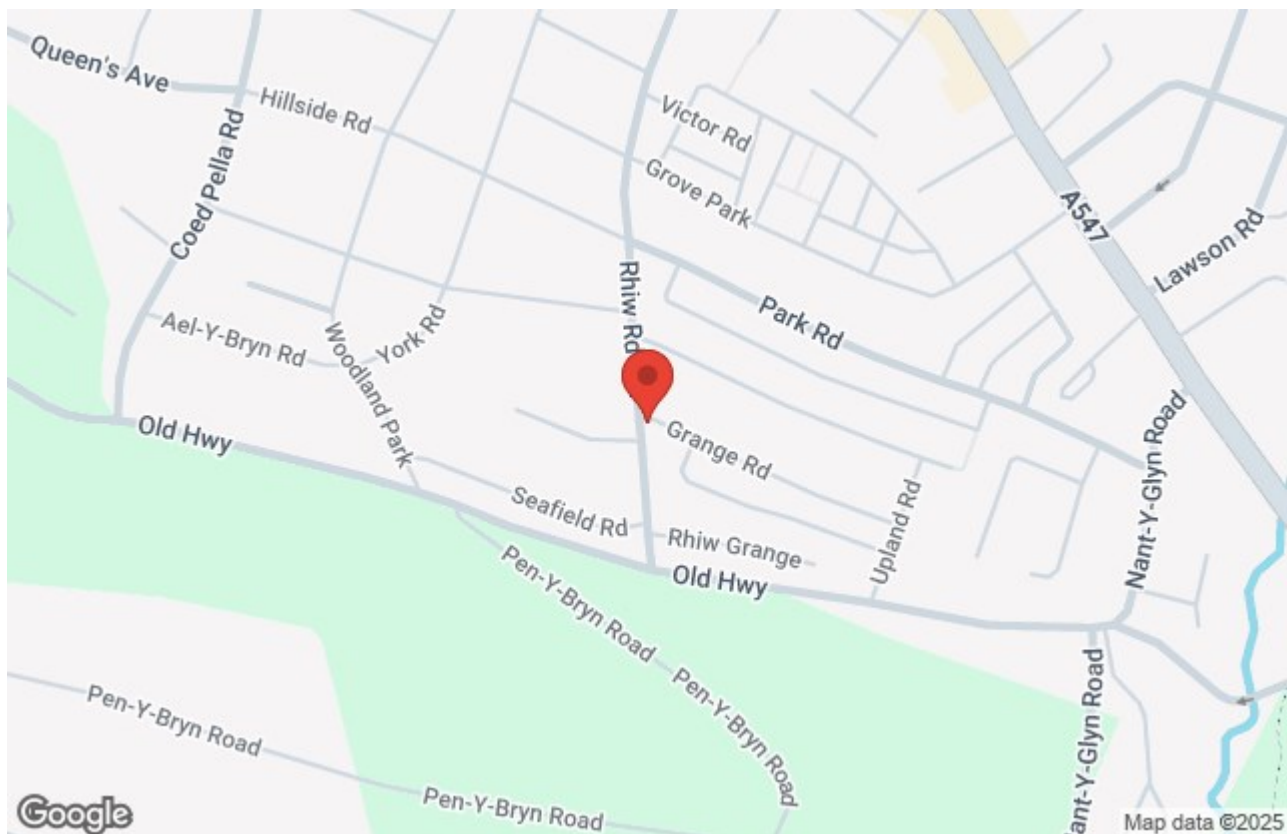
AGENTS NOTE

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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