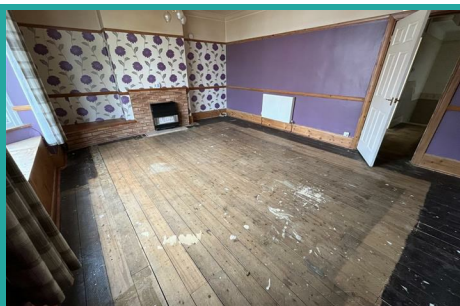




12a Greenfield Road, Colwyn Bay, North Wales LL29 8EL

£120,000

A spacious First and Second Floor 3 BEDROOM MAISONETTE located in a most convenient position with the town centre amenities and Colwyn Bay shopping precinct, Railway Station virtually on the door step. The property is approached by its own front door off Greenfield Road into the HALLWAY and a REAR STORE and LEAN TO at the rear. Stairs off the hall leads to the FIRST FLOOR LEVEL, LARGE LOUNGE, DINING ROOM & KITCHEN. On the second floor level are 3 BEDROOMS, BATHROOM & SEPARATE W.C. To the rear of the property outside is an area with possible parking for a small car. Tenure Leasehold, Council Tax Band B. Energy Rating 69C Potential 76C . Ref CB7972



Entrance Hall

Long Hallway, tiled floor, under stairs cupboard, central heating radiator

Rear Store Utility

9'6" x 7'10" (2.9 x 2.4)

Door to outside

Walk in Lean To

First Floor

Stairway off the Hall to First Floor and Landing

Large Lounge

19'0" x 14'5" (5.8 x 4.4)

Double glazed bay window and seating boxes, brick fireplace and gas fire, 2 central heating radiators

Dining Living Room

14'5" x 11'1" (4.4 x 3.4)

Fitted pine cupboards, double glazed, central heating radiator, brick fireplace and gas fire

Kitchen

10'2" x 8'6" (3.1 x 2.6)

Stainless steel sink unit, wall and base cupboards, 2 double glazed windows, central heating radiator

Second Floor

Stairway off the landing to Second Floor, central heating radiator.

Bedroom 1

13'4" x 11'9" (4.08 x 3.6)

Double glazed, central heating radiator

Bedroom 2

13'9" x 12'9" (4.2 x 3.9)

Double glazed, central heating radiator

Bedroom 3

11'5" x 8'6" (3.5 x 2.6)

Double glazed, central heating radiator

Bathroom

8'10" x 6'10" (2.7 x 2.1)

Panel bath, pedestal wash hand basin, double glazed, central heating radiator, square shower cubicle, Vaillant gas central heating boiler. Separate w.c

Outside

At the back of the property is an area for a small car or garden

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

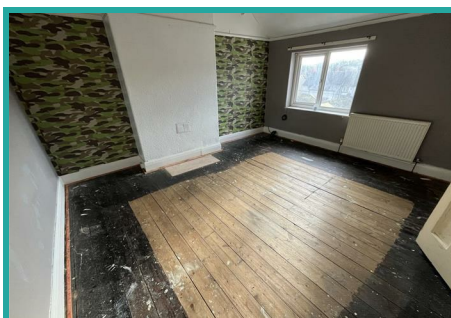
Agents on 01492-534477 e mail

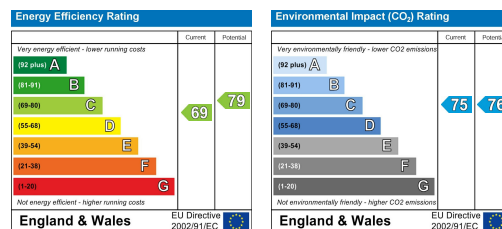
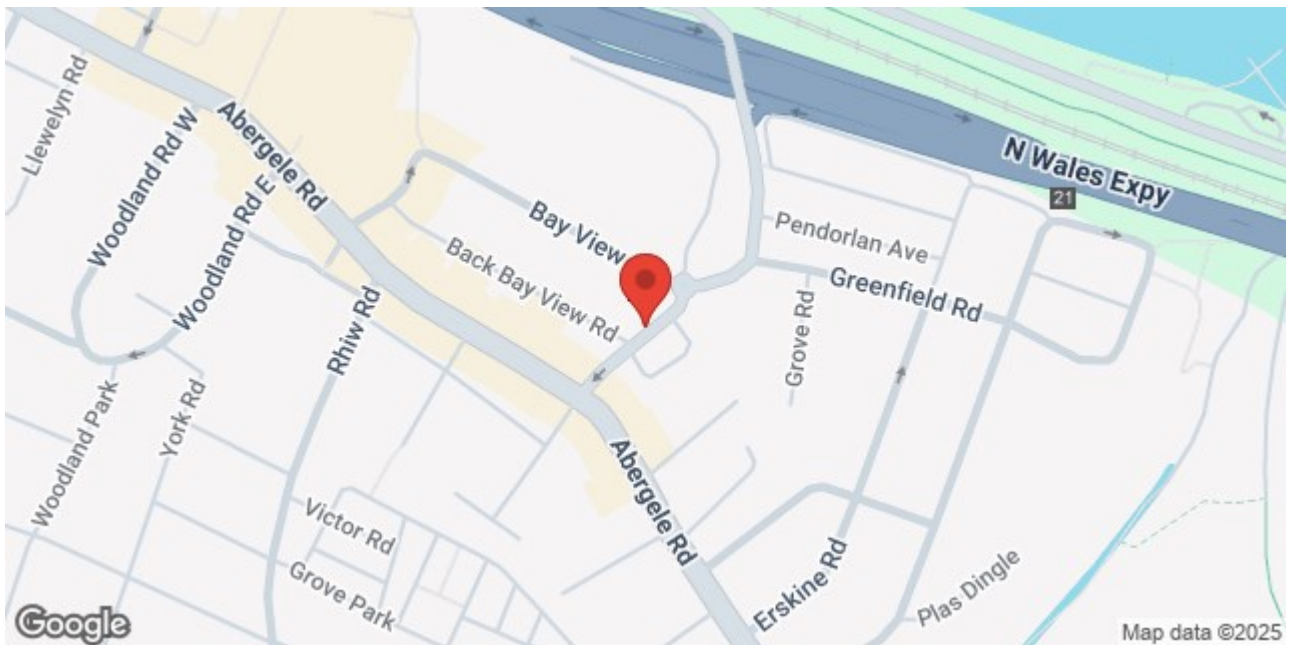
sales@sterlingestates.co.uk and web site

www.sterlingestates.co.uk

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.

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.





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