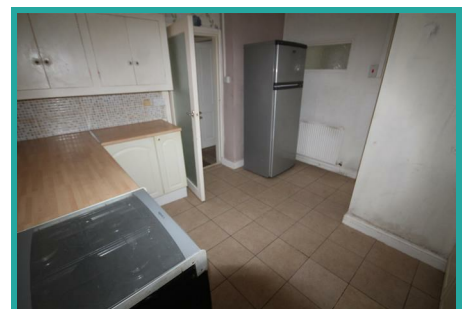
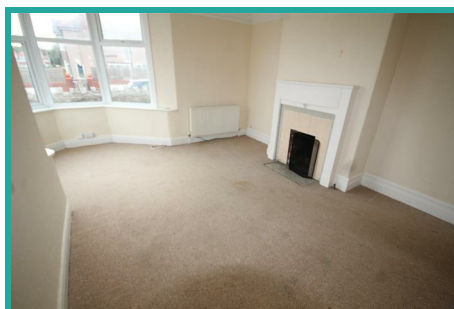




## Ground Floor Flat 4 Kensington Avenue, Old Colwyn, North Wales LL29 9SR

**£105,000**

A self contained 2 BEDROOM GROUND FLOOR FLAT occupying a corner plot with Victoria Road within a short walk of the village shops, bus services and Min-y-Don Park. With vacant possession and NO ONGOING CHAIN the accommodation comprises HALL, LOUNGE into BAY WINDOW, KITCHEN, 2 BEDROOMS and SHOWER ROOM. There is an ornamental garden area in the front and walled rear yard. Double glazing and gas central heating radiator. Tenure Leasehold 999 years, Council Tax Band B. Energy Rating 61D Potential 72C. Ref CB7974



### Entrance

Open Porch front door to HALL dado rail, under stairs cupboard, central heating radiator

### Lounge

15'1" x 11'9" (4.6 x 3.6)

Into deep 5 sided double glazed bay, central heating radiator, fireplace surround with tiled back and hearth

### Kitchen

11'5" x 11'5" (3.5 x 3.5)

Stainless steel sink unit, tiled floor, wall and base cupboards, wood strip design work top surfaces, gas central heating boiler, double glazed, plumbing for washing machine, central heating radiator, Rear Hall central heating radiator, double glazed back door

### Shower Room

5'6" x 4'11" (1.7 x 1.5)

Square shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, tiled walls

### Bedroom 1

15'1" x 12'9" (4.6 x 3.9)

Fireplace surround with tiled back, double glazed square bay window, central heating radiator

### Bedroom 2

9'2" x 6'10" (2.8 x 2.1)

Double door wardrobe cupboard, double glazed, central heating radiator

### Outside

Ornamental garden area in front of the house, walled rear yard

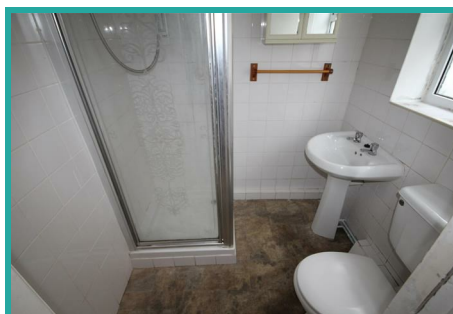
### AGENTS NOTE

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)

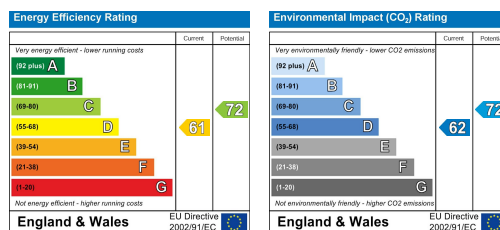
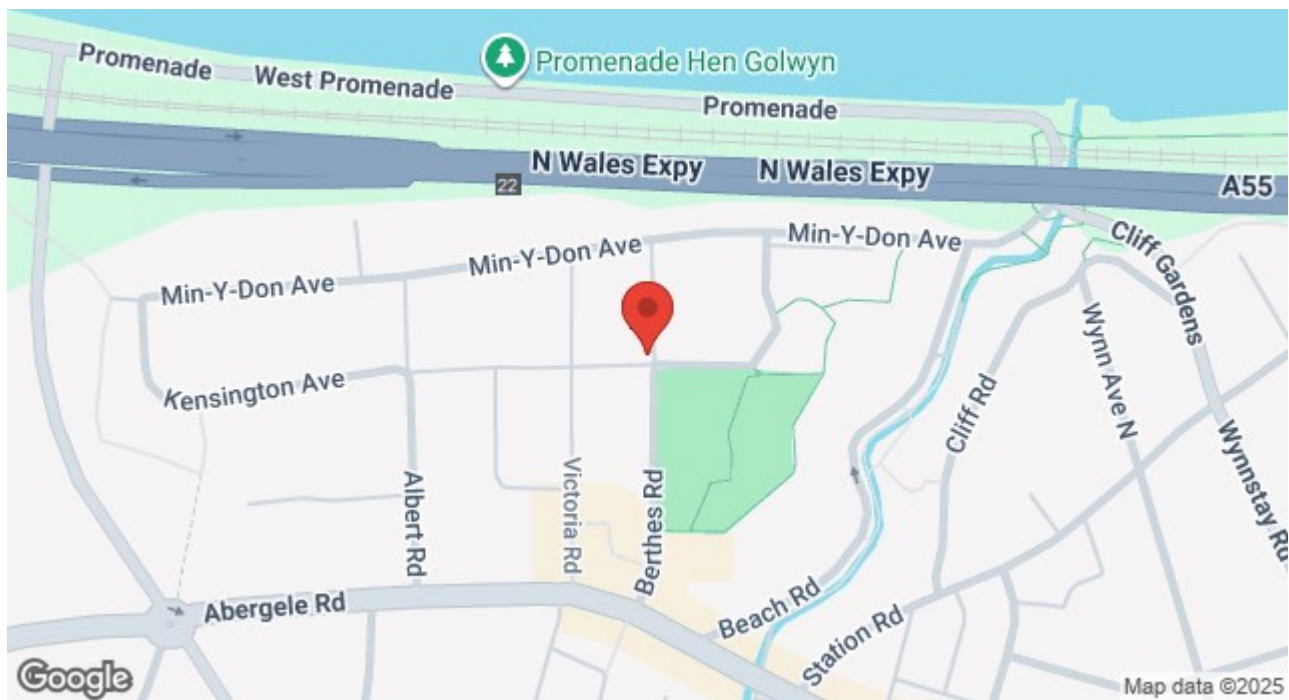
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#### AGENTS NOTES;

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These sites could well find a buyer for your own home.



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- Best Buy deals updated daily
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Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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