

**Flat 3 3 Woodland Park, Colwyn Bay
Conwy LL29 7DS**



Asking Price £129,950

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Just a short distance from the town centre, in a quiet residential area, a PURPOSE BUILT 2 BEDROOM APARTMENT with PARKING. On the top floor and just one of three in this exclusive detached building, this surprisingly spacious apartment, extending to some 950 sq. feet is on the top level and has a lovely pleasant outlook. With NO ONGOING CHAIN the accommodation affords Communal Hall and Stairs to First Floor, Door to Apartment 3 and stairs up to the HALL, LARGE DOUBLE ASPECT LOUNGE, FITTED KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM & SHOWER, DOUBLE GLAZING, GAS C.H. 999 year LEASE. EPC 69C Potential 79C Ref CB7734

Entrance

Communal Hall and Stairs to First & Second Floors

Top Floor Flat 3

Hall

Laminate flooring, central heating radiator, coved ceilings, store cupboard, access to loft space

Large Double Aspect Lounge

19'8 x 12 (5.99m x 3.66m)

Laminate flooring, coved ceilings, 2 double glazed windows and 2 central heating radiators

Fitted Kitchen

11' x 8'11 (3.35m x 2.72m)

Range of cream design base cupboards and drawers with wood strip effect work top surfaces, stainless steel sink unit, 4 ring electric oven, wall units, 2 double glazed windows, Worcester gas central heating boiler, cooker extractor hood, central heating radiator

Bedroom 1

17'8 x 15' (5.38m x 4.57m)

Laminate flooring, 2 double glazed windows, 2 central heating radiators, recess ideal for and en suite shower

Bedroom 2

12'11 x 10'9 (3.94m x 3.28m)

Double glazed, central heating radiator

Bathroom

8'3 x 7'4 (2.51m x 2.24m)

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

Outside

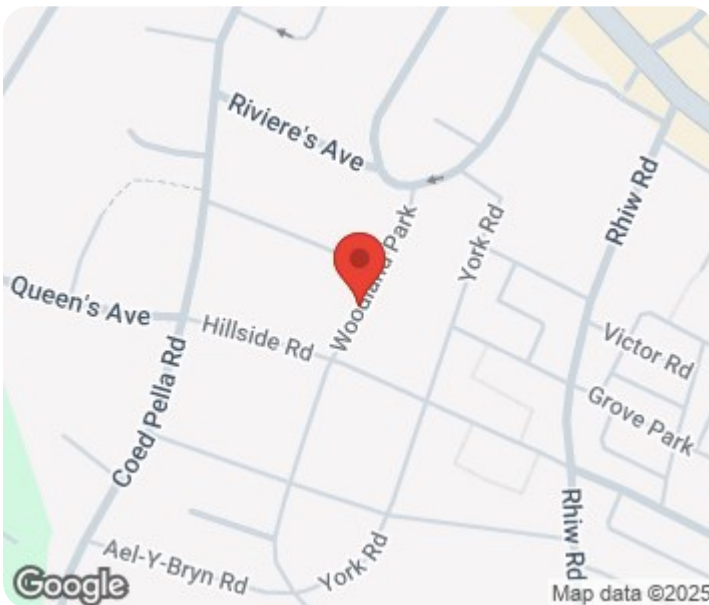
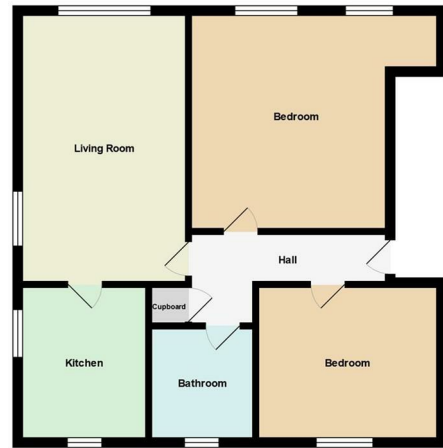
Car parking space for one car

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





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		69	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	79
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AGENTS NOTES;

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