



**STERLING**

ESTATE AGENTS & VALUERS



**11 Grange Road, Colwyn Bay, LL29 7RL**

**£149,500**

An END ROW TERRACED HOUSE located just above the town centre yet within a few minutes of the shopping centre, transport services and schools. Arranged on three levels and deceptive inside the property affords LOUNGE, KITCHEN, LOWER LEVEL UTILITY WORKROOM, FIRST FLOOR 3 BEDROOMS and BATHROOM. GAS C.H. and DOUBLE GLAZING, SMALL REAR YARD. Tenure Freehold, Council Tax C, Awaiting EPC. Ref CB8029



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## Entrance

Double glazed front door to

## Lounge

14'1" x 10'9" (4.3 x 3.3)

Central heating radiator, double glazed, living flame gas fire

## Kitchen

11'1" x 10'5" (3.4 x 3.2)

Stainless steel sink unit, double glazed, distant sea views, wall and base cupboards, central heating radiator, gas central heating boiler installed 2019

## Lower Level

### Work Room/Utility

11'5" x 10'2" (3.5 x 3.1)

Double glazed, plumbing for washing machine

## First Floor Level

### Bedroom 1

11'1" x 8'10" (3.4 x 2.7)

Double glazed, central heating radiator

### Bedroom 2

11'1" x 7'2" (3.4 x 2.2)

Double glazed distant sea views, central heating radiator

### Bedroom 3

7'10" x 5'2" (2.4 x 1.6)

Central heating radiator, double glazed

## Bathroom

7'10" x 4'11" (2.4 x 1.5)

Bath, shower, w.c, wash hand basin, double glazed

## Outside

Small walled rear yard, gate to rear lane

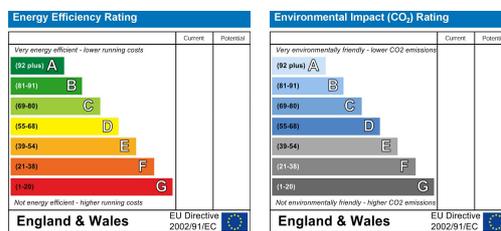
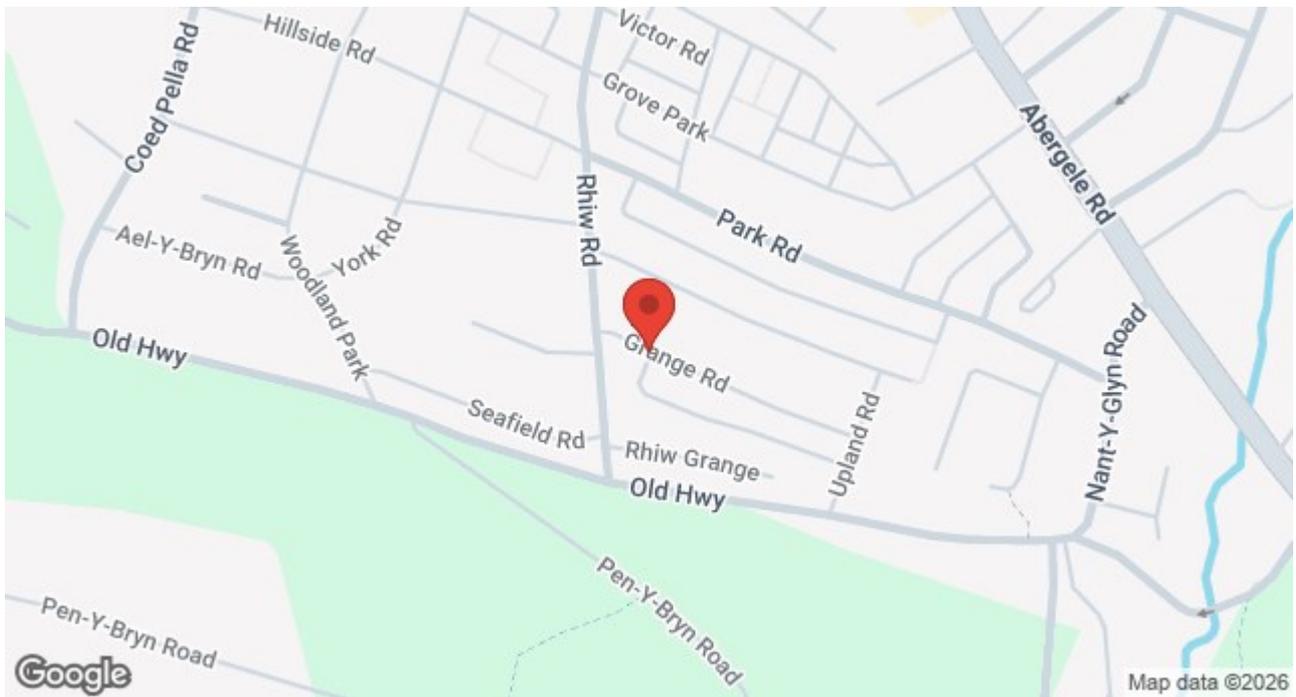
## AGENTS NOTE

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. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





**AGENTS NOTES;**

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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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
 These sites could well find a buyer for your own home.



**No fee mortgage brokerage service**

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

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- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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