STERLING
ESTATE AGENTS & VALUERS

33 Heenan Road, Old Colwyn, Colwyn Bay LL29 9DP

£185,000

A PURPOSE BUILT FIRST FLOOR APARTMENT in a block of just four located in a popular residential part of Old Colwyn. Affording deceptively large accommodation for an apartment, extending to 94 sq. metres (1011 sq.feet) an internal inspection is highly recommended. From the rear windows there are stunning views over the village to Rhos Point and there is a private access to the DOUBLE GARAGE at the rear of the property off Endsleigh Road. There is also a long gravel strip/garden to the side which can provide occasional parking for family & friends. From the GROUND FLOOR HALL stairs lead up to the LARGE LANDING/RECEPTION AREA, LARGE LOUNGE leading onto the BALCONY, FITTED KITCHEN BREAKFAST ROOM, 2 DOUBLE BEDROOMS, SHOWER ROOM, GAS C.H, DOUBLE GLAZING, FREEHOLD. Awaiting EPC, Council Tax Band C. Ref CB7969

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 Hall, under stairs cupboard, double glazed, coved ceilings, stairs to first floor

First Floor Landing Dining
12'1" x 8'10" (3.7 x 2.7)
Double glazed, coved ceilings, central heating radiator, built in cupboard and gas central heating boiler

Large Lounge
18'0" x 14'1" (5.5 x 4.3)
Double glazed window and french doors to front Balcony, central heating radiator, coved ceilings, marble fireplace and hearth, remote control living flame gas fire

Kitchen Breakfast Room
13'9" x 11'9" (4.2 x 3.6)
Range of cream design base cupboards and drawers, bronze gloss style work top surfaces, plumbing for washing machine, stainless steel circular sink, 4 ring gas hob unit, stainless steel cooker hood, pantry cupboard, glazed units, cupboards below, New world gas oven and grill, double glazed window to rear aspect and distant views over the village and to Rhos Point

Bedroom 1
13'9" x 11'1" (4.2 x 3.4)
Double glazed, coved ceilings, central heating radiator, fitted mirror wardrobe with 3 doors

Bedroom 2
11'5" x 8'10" (3.5 x 2.7)
Double glazed, central heating radiator, coved ceilings, archway to Dressing Area, double glazed, coved ceilings

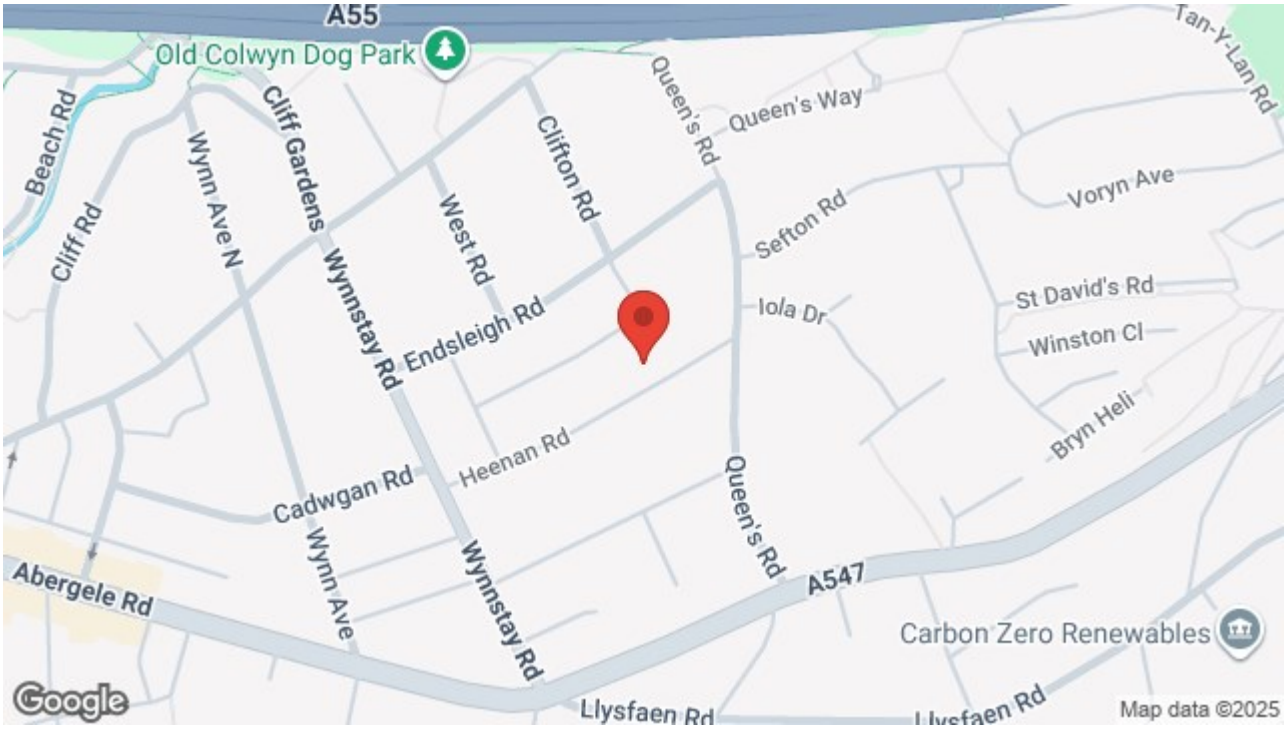
Shower Room
6'9" x 6'9" (2.08 x 2.07)
Quadrant shower cubicle and unit, vanity wash hand basin, w.c, double glazed, upvc walls, heated towel radiator

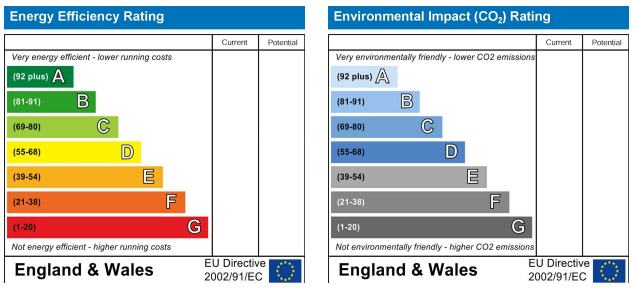
Double Garage
DOUBLE GARAGE with 2 electric roller shutter door, power & light laid on, access from a private lane from Endsleigh Road. To the side of the apartment is a long strip of garden laid with chippings for low maintenance. Artificial grass and paved area at side of garage

AGENTS NOTE
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.





AGENTS NOTES;
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.