



STERLING

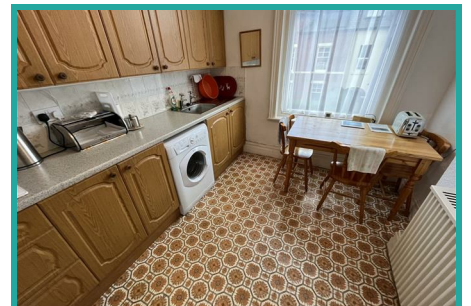
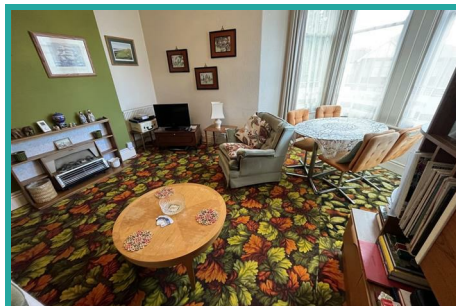
ESTATE AGENTS & VALUERS



Flat 1,37 Llewelyn Road, Colwyn Bay, LL29 7AS

£110,000

A self contained 2 BEDROOM FIRST FLOOR FLAT in this substantially built three store building on the corner of Llewelyn Road and Coed Pella Road. The flat is in a convenient position for the town and transport services. With NO ONGOING CHAIN the accommodation comprises COMMUNAL HALL & STAIRS TO FIRST FLOOR, FLAT 1 and HALL, LOUNGE DINING, KITCHEN, 2 BEDROOMS, BATHROOM, GAS C.H. Leasehold for 300 years from 1978. Council Tax Band A. Awaiting EPC Ref CB8047



Communal Hall and Stairs to First Floor

Flat 1

Hall, useful Box Room off

Lounge Dining

14'5 x 13'5 (4.39m x 4.09m)

Square bay window, 2 central heating radiators, fireplace and electric fire

Kitchen

13' x 8'3 (3.96m x 2.51m)

Stainless steel sink unit, plumbing for washing machine, central heating radiator, wall and base cupboards, 4 ring electric hob unit, cooker extractor hood, electric oven

Bedroom 1

14'3 x 11'9 (4.34m x 3.58m)

Bay window, central heating radiator

Bedroom 2

15'3 x 8'11 (4.65m x 2.72m)

Electric radiator heater

Bathroom

10'2 x 5'10 (3.10m x 1.78m)

Panel bath, shower unit, wash hand basin, w.c, radiator, cylinder airing cupboard

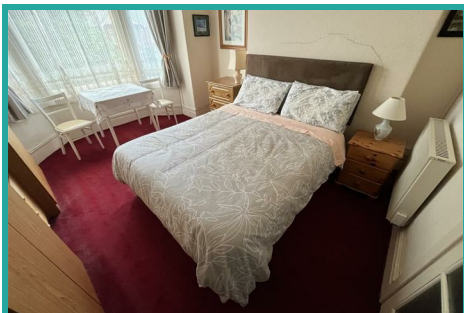
AGENTS NOTE

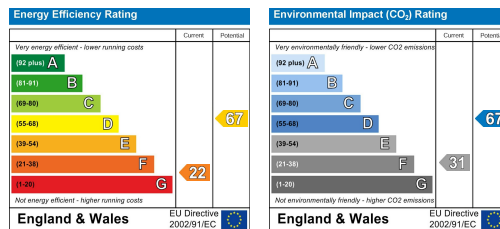
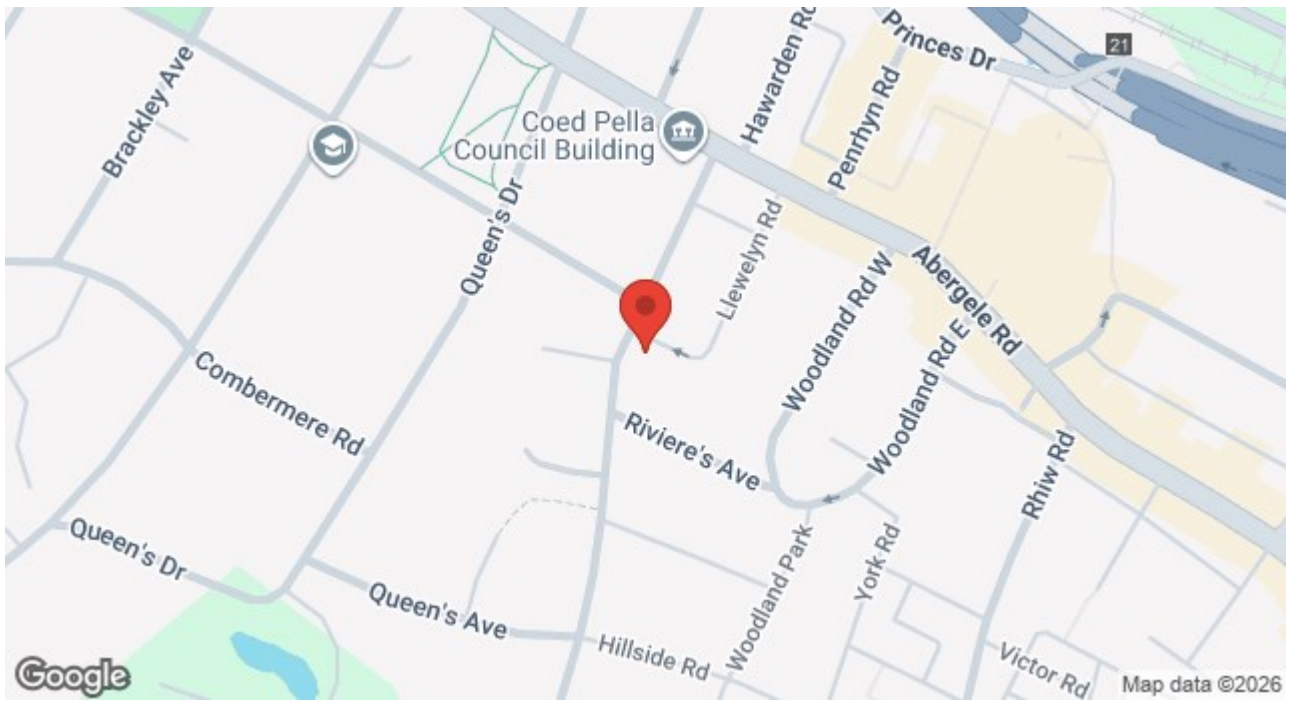
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

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PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





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 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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