



**403 Abergele Road, Old Colwyn, North Wales LL29 9PR**

**Asking Price £74,950**

In the centre of the village with all the amenities on the door step, a SELF CONTAINED TOP FLOOR FLAT ideal for an investor as a buy to let. Briefly affording HALL, LOUNGE, KITCHEN, BEDROOM, BATHROOM and SHOWER. There is electric night storage heating and some double glazing. Energy Rating 69C  
Potential 78C Ref CB7633



## Entrance

Communal Hall and Stairs to Upper Floors, Top Flor and Flat

2

## Hall

Night storage heater

## Lounge

17'0" x 10'9" (5.2 x 3.3)

Night storage heater, electric fire, double glazed

## Kitchen

16'0" x 5'10" (4.9 x 1.8)

Stainless steel sink unit, double glazed window, wall and base cupboards, plumbing for washing machine, cooker extractor hood, night storage heater

## Bedroom

12'9" x 7'2" (3.9 x 2.2)

Double glazed, night storage heater

## Bathroom

Panel bath, shower unit and screen, w.c, wash hand basin, half tiled walls, cylinder airing cupboard

## Agents Note

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

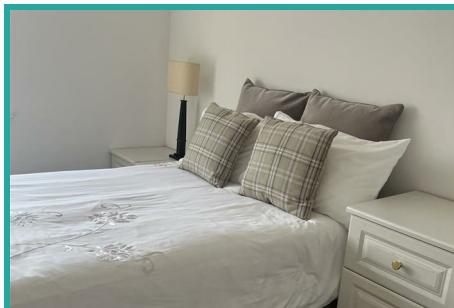
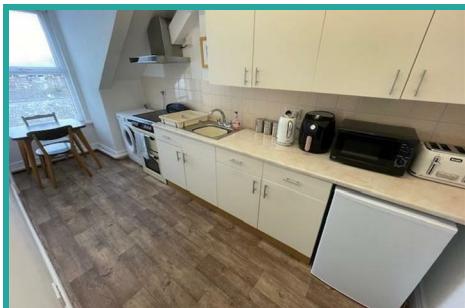
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

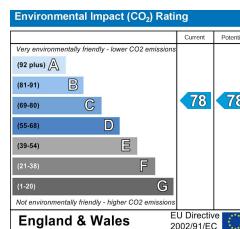
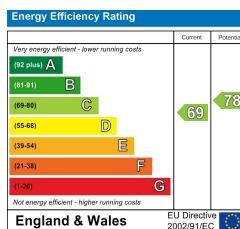
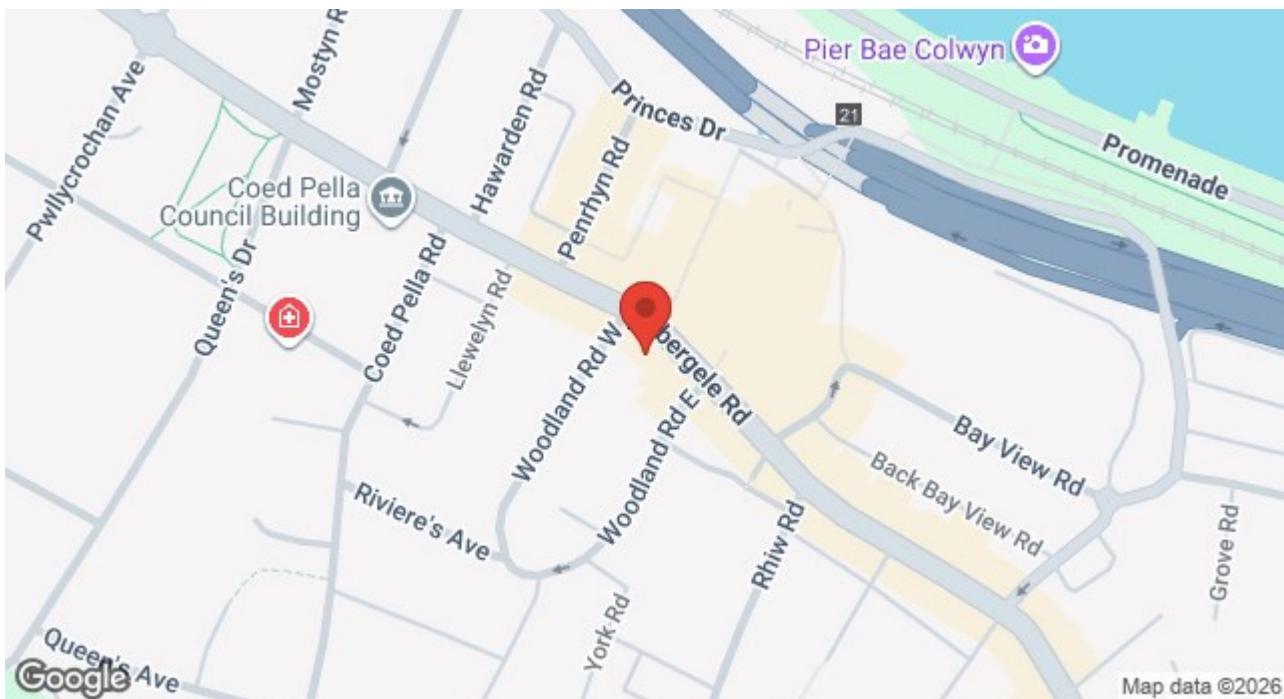
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation.

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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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