



STERLING

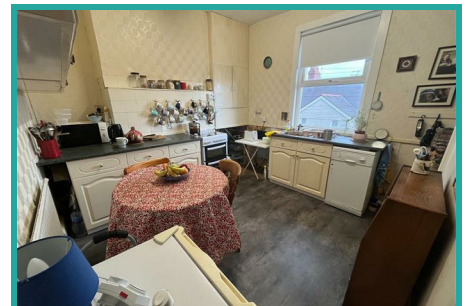
ESTATE AGENTS & VALUERS



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

**£139,500**

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, Energy rating 58D potential 82B. 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

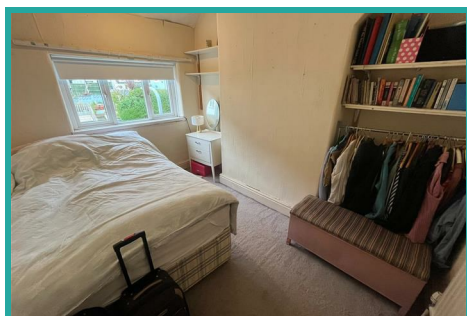
Small walled rear yard, gate to rear lane

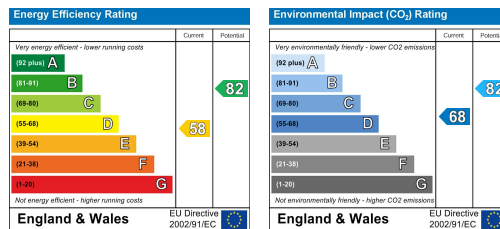
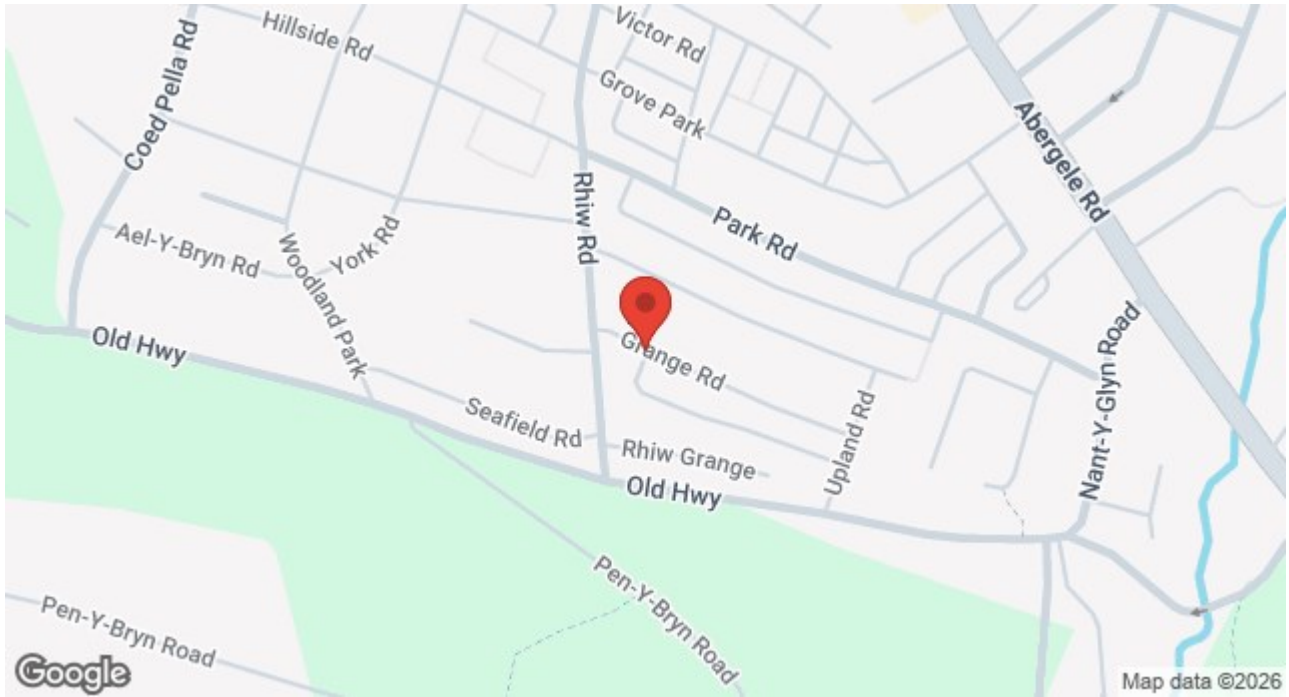
## AGENTS NOTE

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



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