STERLING

ESTATE AGENTS & VALUERS



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

£89,950

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, ELECTRIC HEATING Leasehold for 300 years from 1978. Council Tax Band A. Awaiting EPC Ref CB8047







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

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 electric radiator heaters, 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, electric radiator heater

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
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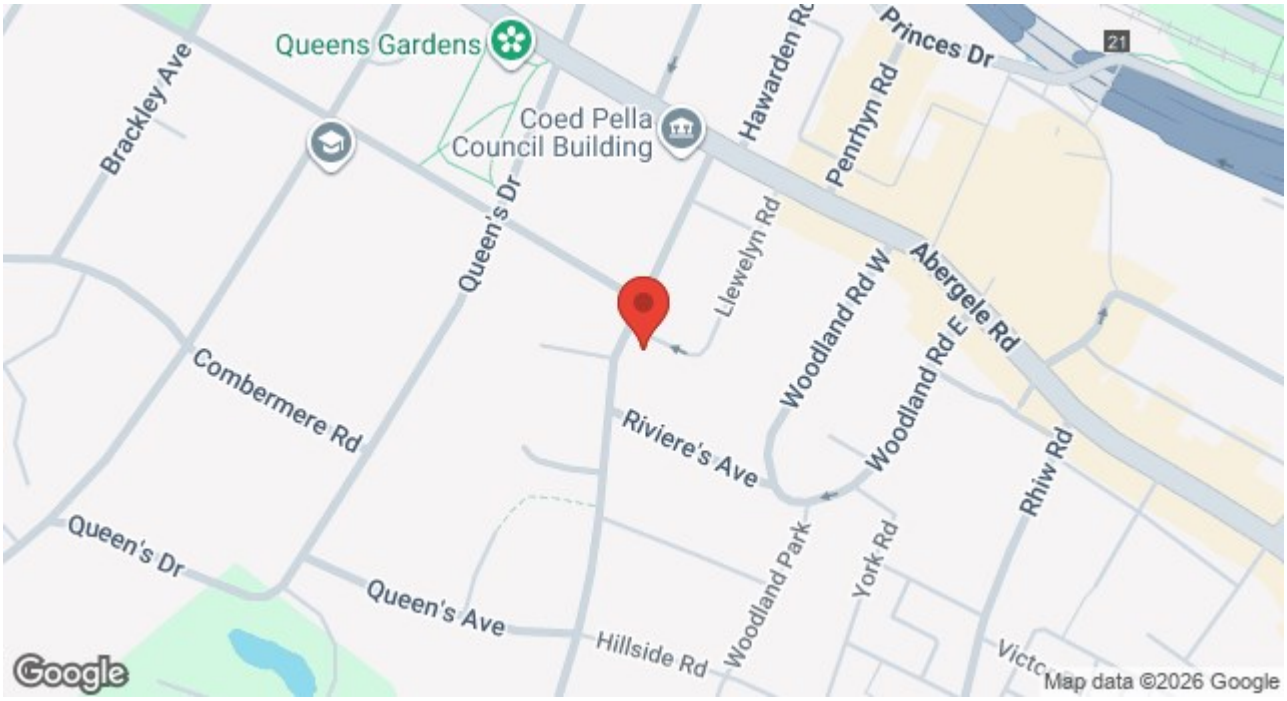
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

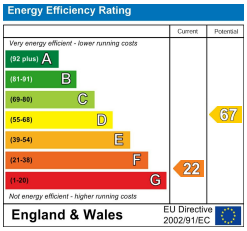
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

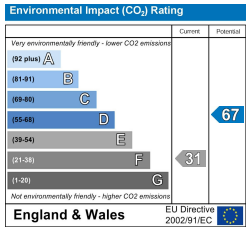
PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN











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No fee mortgage brokerage service

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- Arrangement via phone, post and email
- Award winning service
- 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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t: 01492 534477

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