



STERLING

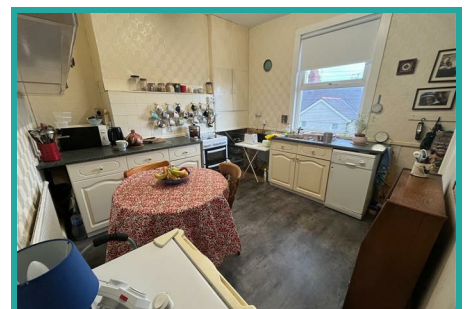
ESTATE AGENTS & VALUERS



11 Grange Road, Colwyn Bay, LL29 7RL

£149,500

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

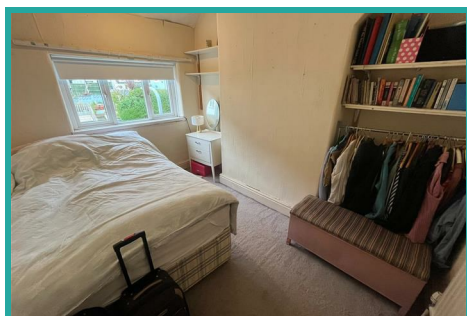
Small walled rear yard, gate to rear lane

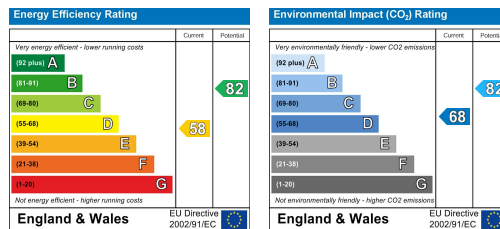
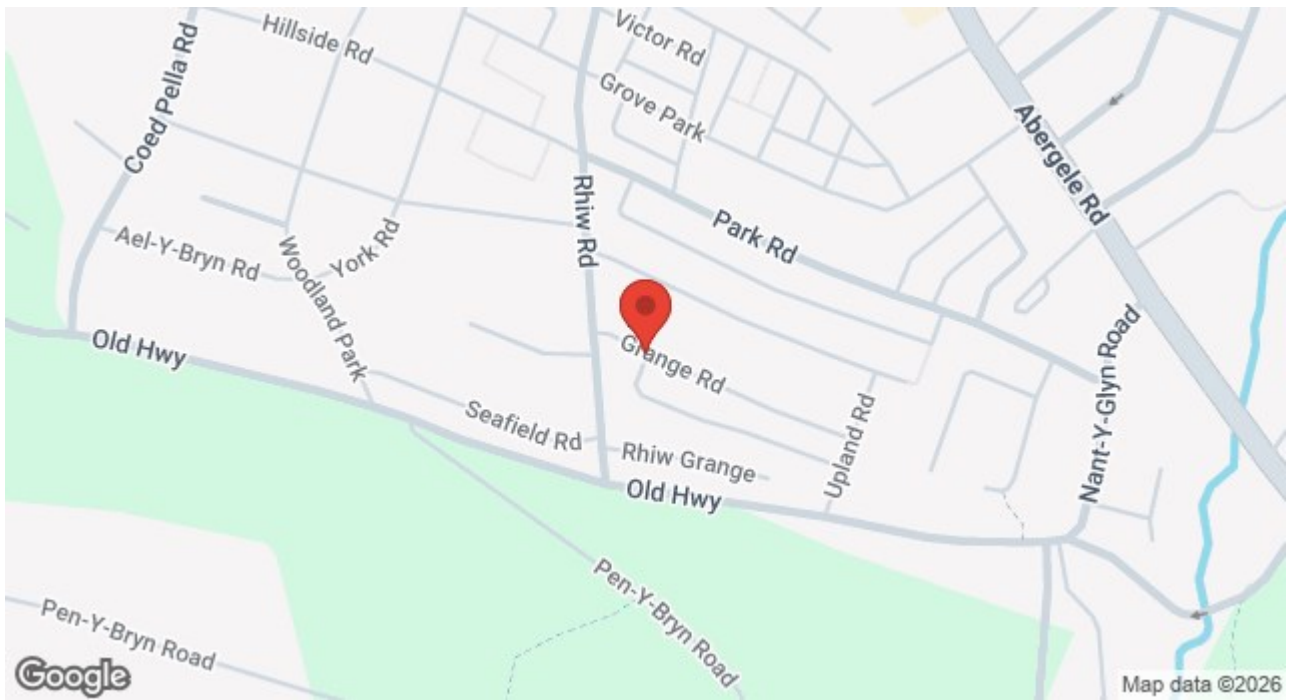
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk 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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- 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



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 9BA who are authorised and regulated by the Financial Services authority, FSA number 143002