STERLING
ESTATE AGENTS & VALUERS

7A Alexandra Road, Colwyn Bay
LL29 7YB

£179,950

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

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Located in the favoured West End part of town, on the level and within a short walk of local shopping and the bus services. A self contained GROUND FLOOR FLAT of character and appeal, beautifully kept and retaining some of the original features. Of particular note are the lovely private rear gardens. The flat is approached by a COMMUNAL OPEN PORCH into the HALLWAY and WALK IN STORE. Front inner door to 7a and HALL, LOUNGE, BEDROOM with wardrobes and cupboards, DINING ROOM or BEDROOM 2, CONSERVATORY, LARGE BATHROOM & SHOWER, INNER HALL to FITTED KITCHEN. The flat is gas centrally heated and windows double glazed. Tenure Leasehold, Council Tax Band C. Energy Rating 63D potential 75C. Ref CB8097

Entrance
Communal Open Porchway, leaded stained glass front door

Communal Hallway
Decorative tiled floor, dado rail, store cupboard housing the gas central heating boiler

7a and Hall
Oak front door

Front Lounge
17'1 x 13'2 (5.21m x 4.01m)
Double glazed bay window to front aspect, 2 central heating radiators, marble fireplace and hearth with living flame gas fire, coved ceilings

Bedroom
15'9 x 12'1 (4.80m x 3.68m)
Central heating radiator, coved ceilings, 2 double glazed windows, 2 double door wardrobe cupboards

Dining Room or Bedroom 2
13'3 x 11'5 (4.04m x 3.48m)
Laminate flooring, central heating radiator, double glazed french doors to

Sun Lounge/Conservatory
11'7 x 8'2 (3.53m x 2.49m)
Lower walls brick, windows double glazed, laminate flooring, central heating radiator, access to rear gardens

Large Bathroom & Shower
9'3 x 8'7 (2.82m x 2.62m)
Oval bath and shower taps, 2 double glazed, vanity wash hand basin, w.c, walk in shower, tiled walls, heated towel radiator

Fitted Kitchen
14'4 x 7'8 (4.37m x 2.34m)
Range of oak style base cupboards and drawers and cream work top surfaces, 2 double glazed windows and back door, stainless steel sink unit, wall cupboards, plumbing for washing machine

Rear Garden
Lovely private and sunny rear garden with lawn, pathways, flower borders and shrubs, raised patio terrace, apple tree, Garden Shed and Outside W.C, pergola

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

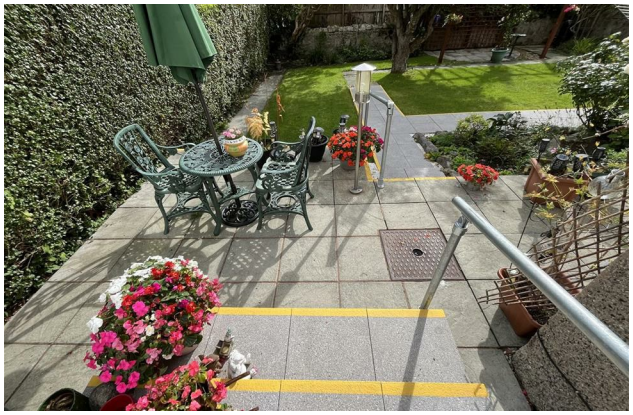
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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

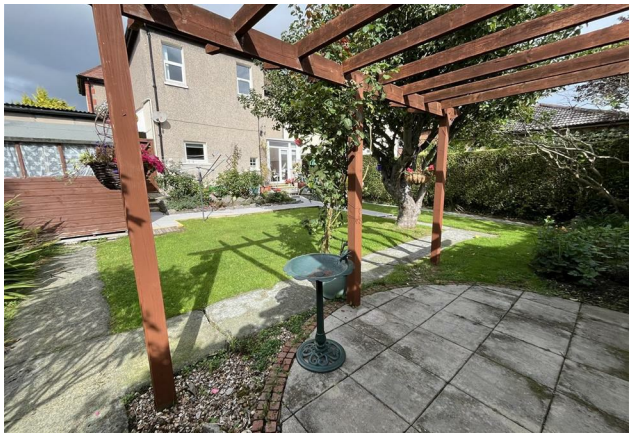
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport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

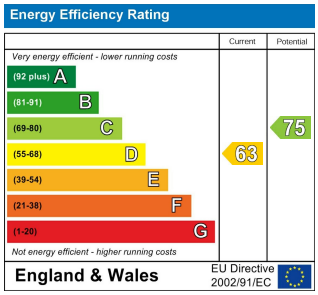
BROADBAND & MOBILE CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.
Standard 17 Mbps 1 Mbps
Good Superfast 54 Mbps 8 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

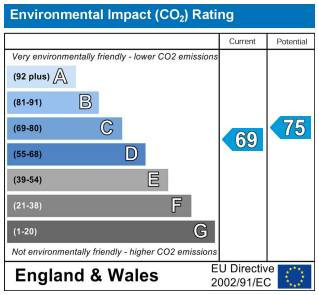
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone_Good outdoor









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