STERLING

ESTATE AGENTS & VALUERS

Ystabl Ucha Nant-y-Cywarch Road, Glan Conwy, Colwyn Bay LL28 5TH

£189,500

Particulars of a most charming MEWS COTTAGE HOME in a courtyard setting on the outskirts of the village of Glan Conwy. Approached through an archway into the courtyard, Ystabl Ucha, otherwise known as higher stable, forms part of what were originally farm buildings. With vacant possession and NO ONGOING CHAIN the accommodation affords HALL - LOUNGE - KITCHEN BREAKFAST ROOM - 2 BEDROOMS - BATHROOM - OFF ROAD PARKING - FRONT GARDEN - DOUBLE GLAZING. Just off the main A470 at Fforddlas Bridge, Glan Conwy village is only a few minutes away by car, also access onto the A55 expressway at Black Cat Corner roundabout. Tenure Freehold, Council Tax Band D. Energy Rating 42E Potential 90B. Ref CB8104

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

Hall
Cloaks cupboard, night storage heater

Spacious Lounge
15' x 11'3 (4.57m x 3.43m)
Stone fireplace with marching archways either side with concealed lighting, coved and artexed ceilings, double glazed window, night storage heater

Large Kitchen Dining Room
16'7 x 11'4 (5.05m x 3.45m)
Fitted with a range of white base cupboards and drawers, bronze style work tops, wall units, ceramic tiled floor, stainless steel sink unit, double glazed window, 4 ring electric hob unit, built in oven, radiator, plumbing for washing machine

First Floor
Landing, built in airing cupboard

Bedroom 1
11'6 x 8'10 (3.51m x 2.69m)
Double glazed, radiator, double door wardrobe cupboard

Bedroom 2
10'10 x 10'5 (3.30m x 3.18m)
Double glazed, radiator, double door wardrobe cupboard

Bathroom
7'10 x 5'11 (2.39m x 1.80m)
Panel bath, pedestal wash hand basin, w.c, double glazed velux window, Triton shower unit, tiled walls, radiator

Outside
Off road parking for two in front of the house and a lawn area with wicket fencing

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

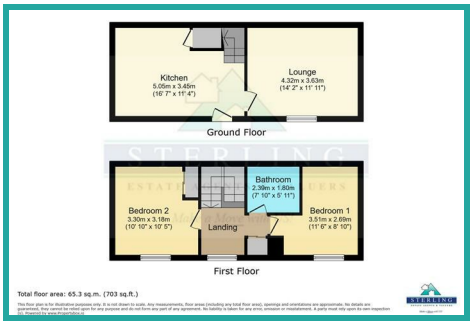
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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

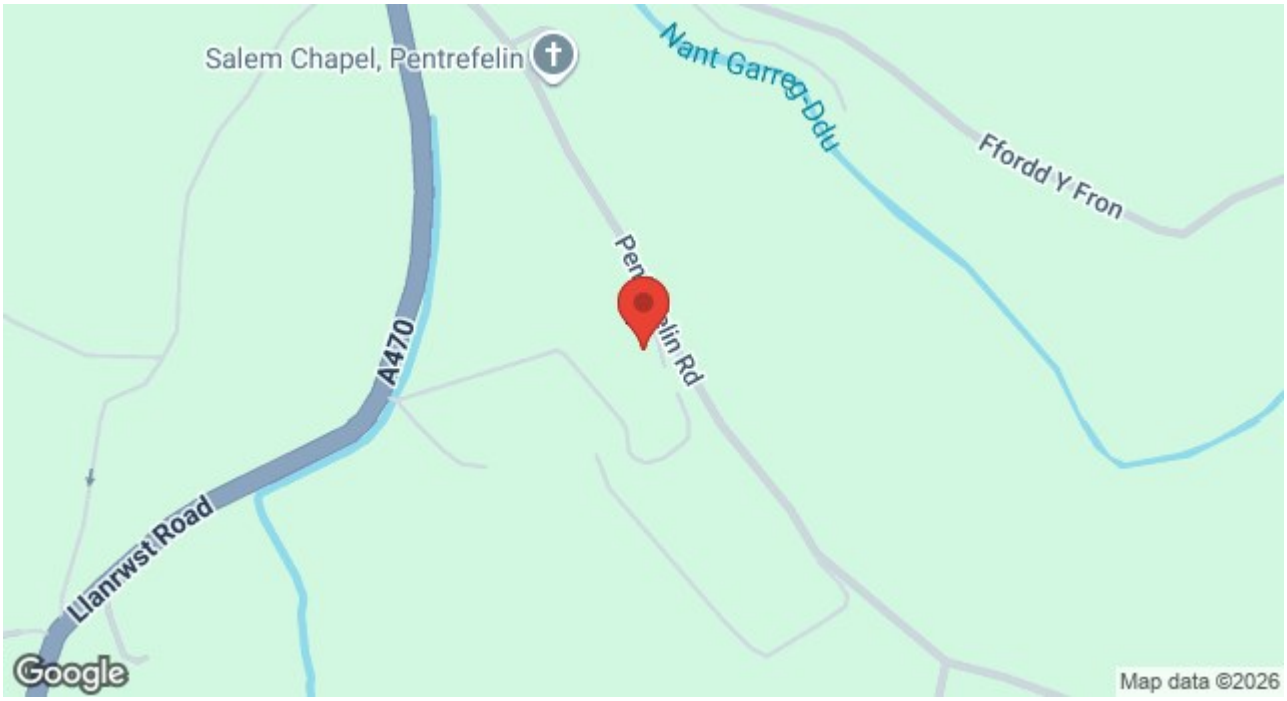
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport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

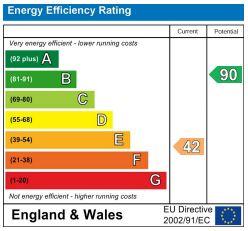
MOBILE & BROADBAND CONNECTION
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

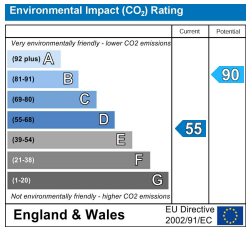
EE Good outdoor
O2 Good outdoor, variable in-home
Three-UK Good outdoor, variable in-home
Vodafone_ Good outdoor

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 3 Mbps 0.5 Mbps Good Superfast --Not available --Not available Unlikely Ultrafast 1800 Mbps 220 Mbps









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- 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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