STERLING
ESTATE AGENTS & VALUERS



Ground Floor Flat 4 Kensington Avenue, Old Colwyn, North Wales LL29 9SR

£90,000

A self contained 2 BEDROOM GROUND FLOOR FLAT occupying a corner plot with Victoria Road within a short walk of the village shops, bus services and Min-y-Don Park. With vacant possession and NO ONGOING CHAIN the accommodation comprises HALL, LOUNGE into BAY WINDOW, KITCHEN, 2 BEDROOMS and SHOWER ROOM. There is an ornamental garden area in the front and walled rear yard. Double glazing and gas central heating radiator. Tenure Leasehold 999 years, Council Tax Band B. Energy Rating 61D Potential 72C. Ref CB7974







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

Entrance
Open Porch front door to HALL dado rail, under stairs cupboard, central heating radiator

Lounge
15'1" x 11'9" (4.6 x 3.6)
Into deep 5 sided double glazed bay, central heating radiator, fireplace surround with tiled back and hearth

Kitchen
11'5" x 11'5" (3.5 x 3.5)
Stainless steel sink unit, tiled floor, wall and base cupboards, wood strip design work top surfaces, gas central heating boiler, double glazed, plumbing for washing machine, central heating radiator, Rear Hall central heating radiator, double glazed back door

Shower Room
5'6" x 4'11" (1.7 x 1.5)
Square shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, tiled walls

Bedroom 1
15'1" x 12'9" (4.6 x 3.9)
Fireplace surround with tiled back, double glazed square bay window, central heating radiator

Bedroom 2
9'2" x 6'10" (2.8 x 2.1)
Double door wardrobe cupboard, double glazed, central heating radiator

Outside
Ornamental garden area in front of the house, walled rear yard

AGENTS NOTE
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

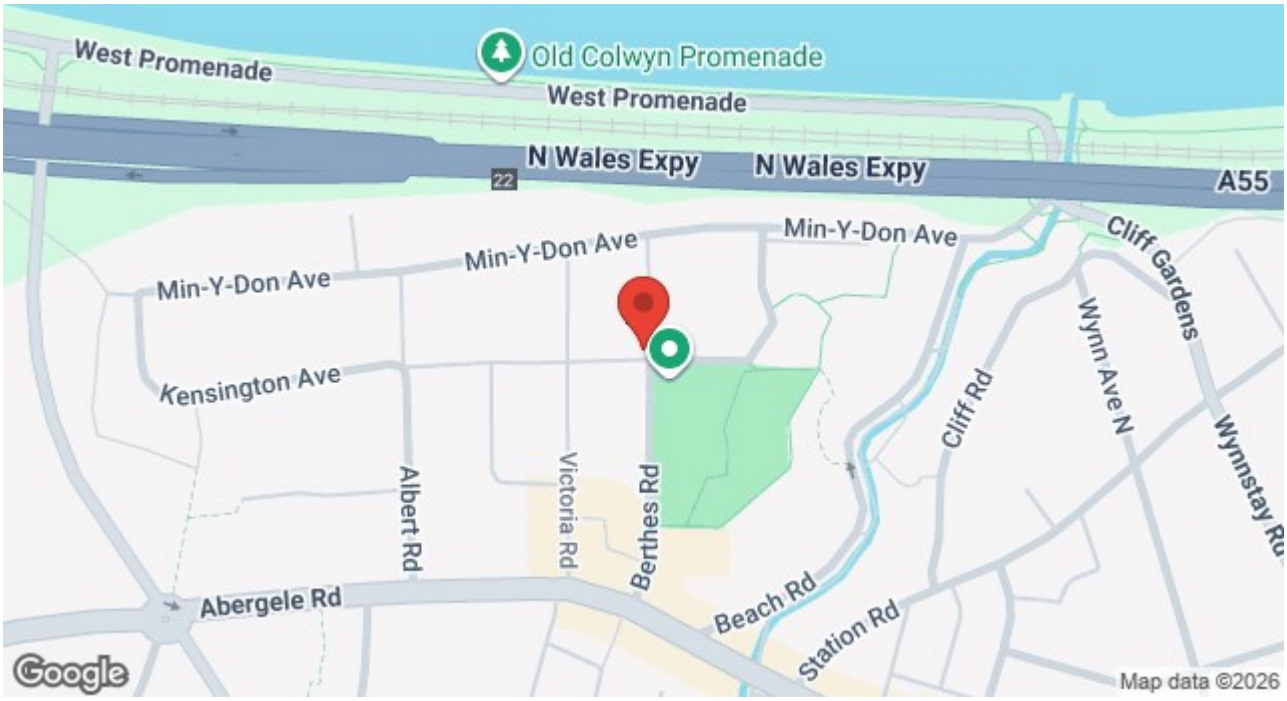
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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

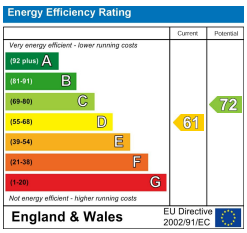
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport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

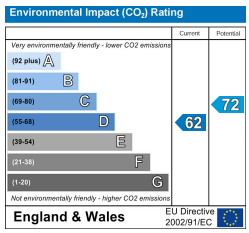












AGENTS NOTES;
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477
e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

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

STERLING

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 FSA does not regulate most buy to let mortgages.
The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority. FSA number 143002