STERLING
ESTATE AGENTS & VALUERS

6 South Parade, Pensarn
Abergele LL22 7RG







£175,000

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

6 South Parade, Pensarn, Abergele LL22 7RG

Occupying a level position at the end of the cul-de-sac within easy walking distance of the local Co-op Store, Railway Station and regular bus services running along the Coast Road. A SEMI DETACHED 2 BEDROOM BUNGALOW with off road parking for two cars and a large rear garden. The original GARAGE is now made into another RECEPTION/WORK ROOM. From the SQUARE HALL is the INNER HALL and KITCHEN, LOUNGE DINER, MODERN SHOWER ROOM, GAS C.H, DOUBLE GLAZING. Energy Rating 67D Potential 85B. Council Tax Band C, Tenure Freehold. Abergele town centre is a short drive away as is access onto the A55. Ref CB8019

Entrance
Double glazed front door to

Square Reception Hall
12'9" x 9'6" (3.9 x 2.9)
Central heating radiator, double glazed window, door to

Former Garage/Workroom
16'0" x 8'6" (4.9 x 2.6)
Double glazed french doors to rear gardens, plumbing for washing machine

Inner L Shaped Hall
Central heating radiator, built in cupboard

Kitchen
8'6" x 8'2" (2.6 x 2.5)
Double glazed, stainless steel sink unit, beech style base cupboards and drawers with terrazzo style work top surfaces, wall units, gas central heating boiler, slimline dishwasher

Lounge
14'9" x 12'1" (4.5 x 3.7)
Double glazed, central heating radiator, 'hole in wall' gas fire

Bedroom 1
11'9" x 9'6" (3.6 x 2.9)
Double door mirror wardrobe, linen cupboard, double glazed, central heating radiator

Bedroom 2
8'6" x 8'6" (2.6 x 2.6)
Double glazed, central heating radiator

Modern Shower Room
6'9" x 5'10" (2.08 x 1.8)
Walk in double shower cubicle and unit, pedestal wash hand basin, double glazed, w.c, heated towel radiator, lovely tiled walls and floor

The Gardens
At the front of the bungalow is the brick driveway with off road parking for two cars. Long rear garden laid to lawn with flower borders and bushes, panel fenced boundaries with concrete posts and gravel boards

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.







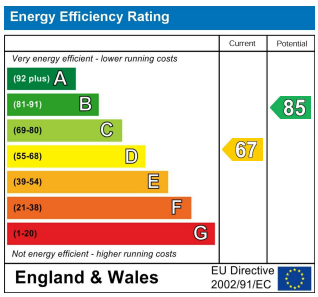


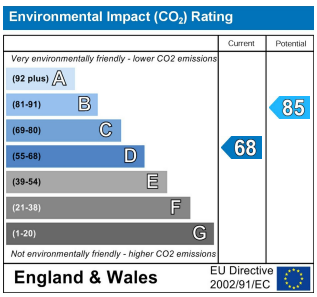












AGENTS NOTES;
Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

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.





