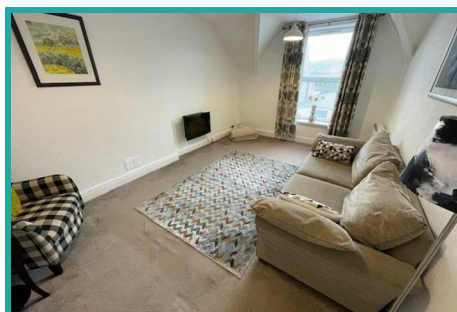
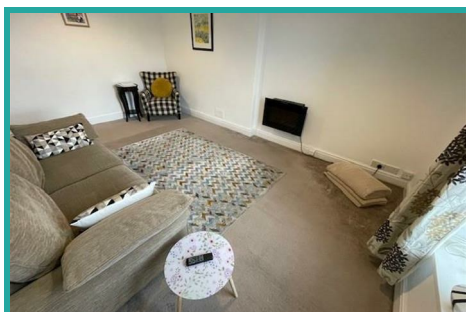




**403 Abergele Road, Old Colwyn, North Wales LL29 9PR**

**Asking Price £74,950**

In the centre of the village with all the amenities on the door step, a SELF CONTAINED TOP FLOOR FLAT ideal for an investor as a buy to let. Briefly affording HALL, LOUNGE, KITCHEN, BEDROOM, BATHROOM and SHOWER. There is electric night storage heating and some double glazing. Energy Rating 69C Potential 78C Ref CB7633



### Entrance

Communal Hall and Stairs to Upper Floors, Top Flor and Flat 2

### Hall

Night storage heater

### Lounge

17'0" x 10'9" (5.2 x 3.3)

Night storage heater, electric fire, double glazed

### Kitchen

16'0" x 5'10" (4.9 x 1.8)

Stainless steel sink unit, double glazed window, wall and base cupboards, plumbing for washing machine, cooker extractor hood, night storage heater

### Bedroom

12'9" x 7'2" (3.9 x 2.2)

Double glazed, night storage heater

### Bathroom

Panel bath, shower unit and screen, w.c, wash hand basin, half tiled walls, cylinder airing cupboard

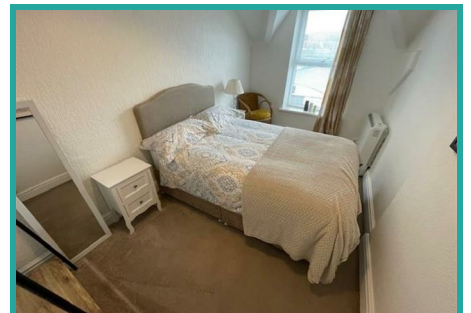
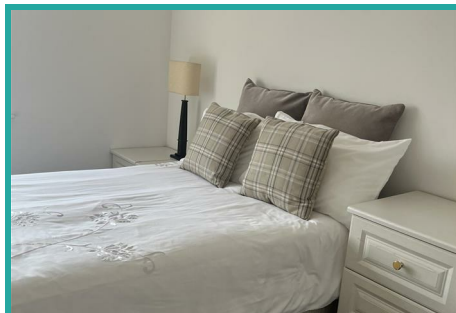
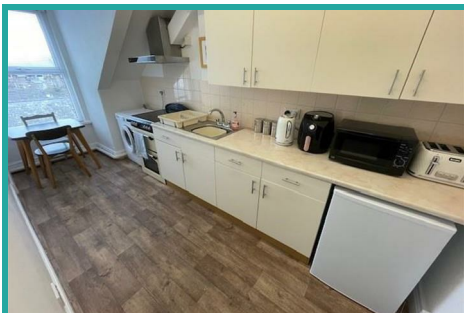
### Agents Note

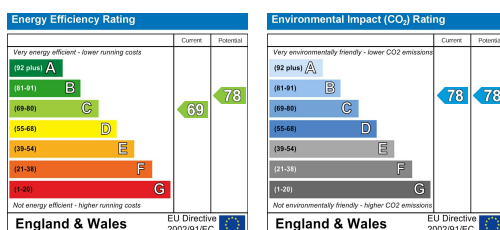
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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#### AGENTS NOTES;

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These sites could well find a buyer for your own home.



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