



**STERLING**

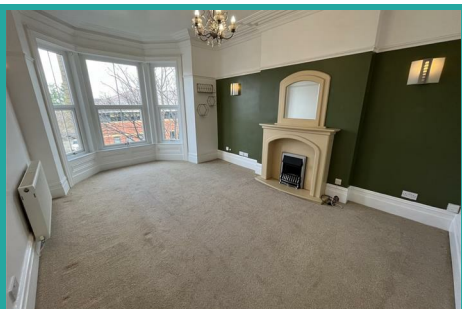
ESTATE AGENTS & VALUERS



## Flat 2 Ashwood, Colwyn Bay, North Wales LL29 8PL

**£124,950**

A middle floor 2 BEDROOM FLAT of good size and proportions in this three storey building. The property occupies a level position on Princes Drive between the town centre amenities, local shopping in the West End and a short walk to the beach and promenade. With NO ONGOING CHAIN the accommodation affords COMMUNAL HALL & STAIRS TO FIRST FLOOR & FLAT 2 HALL - LOUNGE - KITCHEN BREAKFAST - BATHROOM - SEPARATE W.C. - GAS C.H - LEASEHOLD. Council Tax Band B. Energy Rating 64D Potential 79C. Ref CB8033



### **Entrance**

Door entry phone system to Communal Hall and Stairs to First Floor and FLAT 2 - Hall central heating radiator, upper hall and central heating radiator

### **Lounge**

18'6" x 12'0" (5.66 x 3.68)

A good sized room with double glazed bay window to front aspect, fireplace surround with electric fire, coved ceilings, central heating radiator, 3 wall lights

### **Kitchen Breakfast Room**

12'4" x 10'4" (3.78 x 3.15)

Range of white base cupboards and drawers with black work top surfaces, matching breakfast bar, gas central heating boiler installed 2022, central heating radiator, double glazed window, stainless steel sink unit, 4 ring electric hob unit, built in oven, stainless steel cooker hood, built in dishwasher, fridge freezer and slimline dishwasher

### **Bedroom 1**

15'3" x 12'2" (4.66 x 3.73)

Double glazed window, central heating radiator

### **Bedroom 2**

11'8" x 11'6" (3.58 x 3.53)

Central heating radiator, double glazed window, coved ceilings

### **Bathroom**

White suite of panel bath, w.c, pedestal wash hand basin, double glazed window, part tiled walls, shower cubicle and unit, inset ceiling lighting, heated towel radiator

### **Separate W.C**

Wash hand basin, double glazed

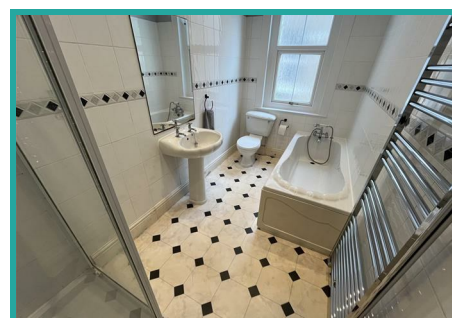
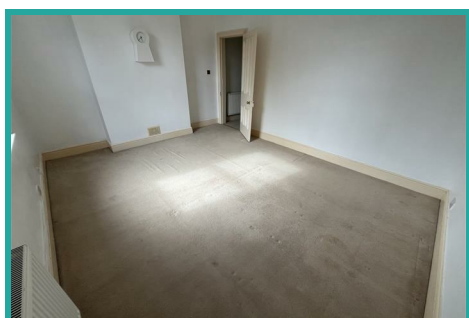
### **AGENTS NOTE**

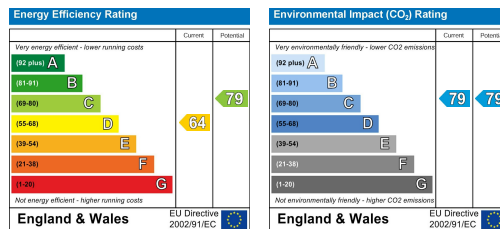
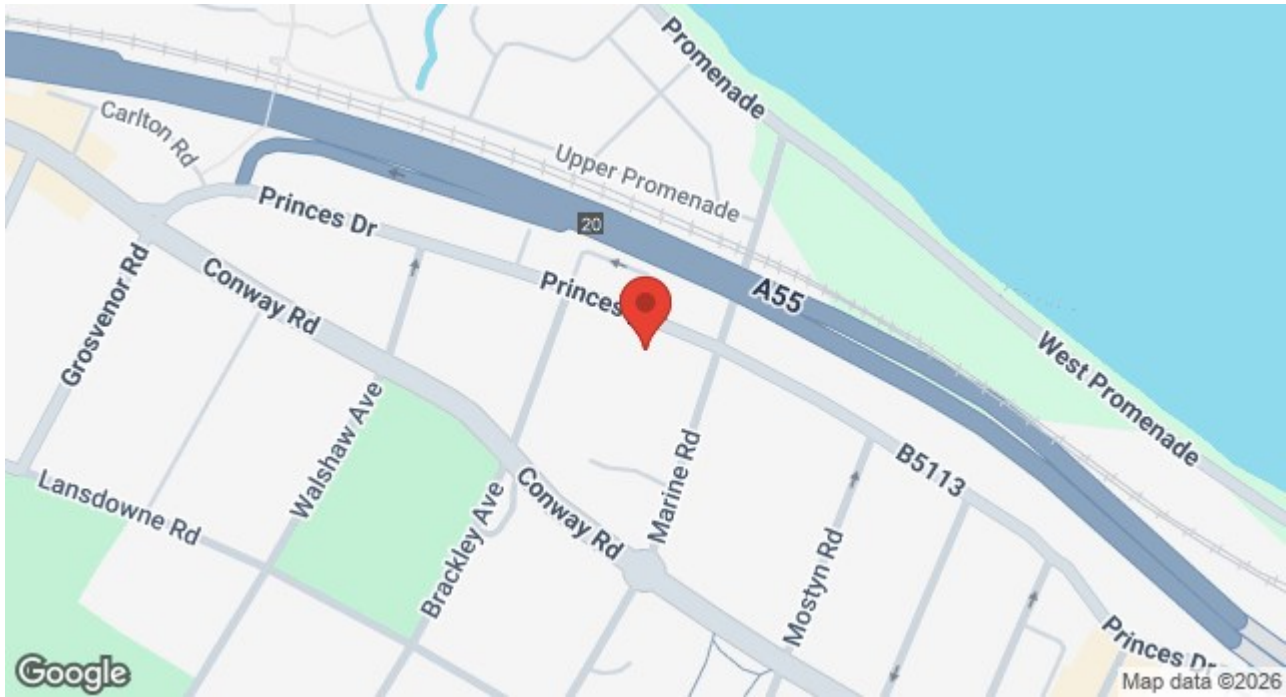
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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



**t: 01492 534477**

[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



**YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

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