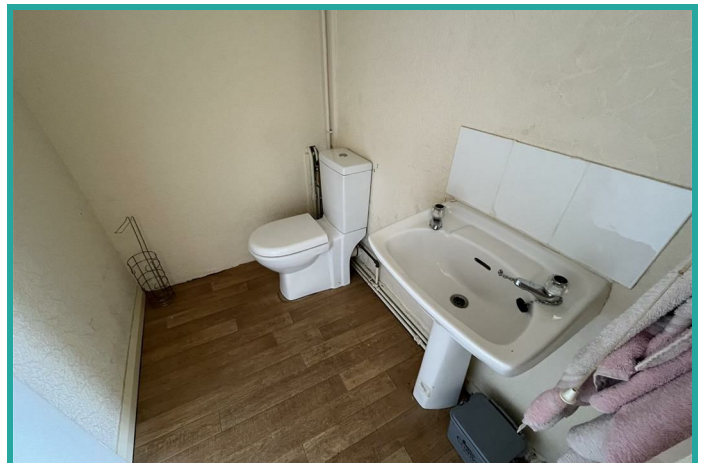
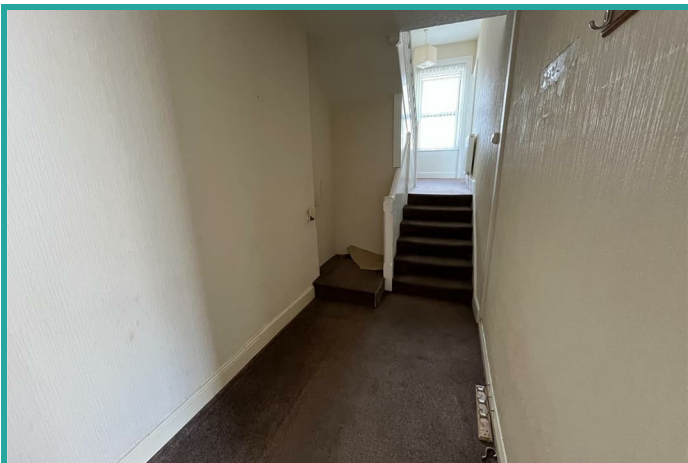




**STERLING**

ESTATE AGENTS & VALUERS

**131 Abergele Road, Colwyn Bay  
North Wales LL29 7SL**



**£169,950**

## 131 Abergele Road, Colwyn Bay, North Wales LL29 7SL

Of interest to Property Speculators, Investors, a unique opportunity to acquire a three storey INVESTMENT PROPERTY occupying a prominent corner plot with Abergele Road and Lawson Road not far from Eirias Park & Leisure Centre. On three floors the GROUND FLOOR comprises a LAUNDERETTE currently leased at £750 pcm. The upper floors comprise a MAISONETTE with a postal address of 2 Lawson Road, Colwyn Bay, LL29 8HB. Access is via an external concrete set of stairs to a balcony and front door to HALL, CLOAKROOM, UPPER HALL, LARGE LOUNGE, FITTED KITCHEN DINING. On the top level are 3 BEDROOMS & BATHROOM. Currently the maisonette is vacant, double glazed and centrally heated. Energy Rating 53C Potential 70C. Awaiting Commercial EPC for the Launderette. Tenure Freehold subject to the lease for the ground floor. Council Tax Band B. Awaiting Council Tax for the Launderette. Ref CB7928

### The Launderette

131 Abergele Road, Colwyn Bay, LL29 7SL

### Corner Shop Premises

23'2" x 11'9" (7.07 x 3.6)

Double glazed window and front door, tiled floor, fitted with eight washing machines and 6 tumble dryers

### Store Room

20'0" x 11'1" (6.1 x 3.4)

Stainless steel sink unit, double doors, hot water cylinder

### Ironing Room

13'1" x 11'9" (4 x 3.6)

## 2 Lawson Road, Colwyn Bay, LL29 8HB

### Entrance

External concrete steps to First Floor level and balcony, double glazed front door to

### Hall

Cloakroom off with w.c, wash hand basin

### Inner Hall

Central heating radiator, double glazed, steps up to

### Large Lounge

17'4" x 13'5" (5.3 x 4.1)

Double glazed window and bay window, 2 central heating radiators, fireplace and electric fire

### Large Kitchen Dining Room

14'5" x 12'9" (4.4 x 3.9)

Range of white base cupboards and drawers with beige work top surfaces, 2 double glazed windows, central heating radiator, 4 ring electric hob unit, built in oven, cooker extractor hood, stainless steel sink unit, gas central heating boiler

## Top Level

### Bedroom 1

14'9" x 13'5" (4.5 x 4.09)

Double glazed, 2 central heating radiators

### Bedroom 2

14'5" x 13'9" (4.4 x 4.2)

Central heating radiator, double glazed

### Bedroom 3

8'10" x 5'10" (2.7 x 1.8)

Double glazed, central heating radiator

### Bathroom

9'10" x 7'10" (3.02 x 2.4)

Panel bath, shower taps and screen, double glazed velux, w.c, wash hand basin, central heating radiator

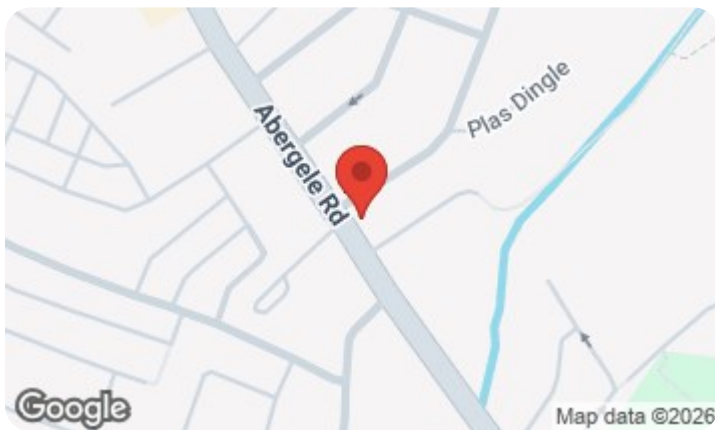
### AGENTS NOTE

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		75	75
		EU Directive 2002/91/EC	

#### AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://www.sterlingstates.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@sterlingstates.co.uk](mailto:sales@sterlingstates.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.sterlingstates.co.uk](http://www.sterlingstates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.