



8 Hillside Road, Colwyn Bay, LL29 7EL

£175,000

In a convenient position for the town centre and schools for all ages, a MIDDLE ROW 4 BEDROOM HOUSE affording good sized accommodation well suited for family. Requiring some cosmetic updating and redecoration the property features HALL, LOUNGE, DINING ROOM, KITCHEN, FIRST FLOOR 4 BEDROOMS and BATHROOM. Outside there is a small yard and underfloor basement room. The house is gas centrally heated and windows double glazed. Council Tax Band C, Tenure Freehold. Awaiting EPC. Vacant Possession and No ongoing chain. Ref CB8101



Entrance

Open Porch, double glazed front door

Hallway

Central heating radiator, meter cupboard, under stairs cupboard and access down to a useful cellar room housing the gas central heating boiler

Lounge

15'1" x 13'5" (4.6 x 4.1)

Double glazed bay window, Art Nouveau style fireplace surround, electric fire, central heating radiator

Dining Living Room

12'1" x 12'1" (3.7 x 3.7)

Double glazed, central heating radiator, Art Nouveau fireplace surround

Kitchen

12'1" x 9'6" (3.7 x 2.9)

Stainless steel sink unit, 3 double glazed windows, wall and base cupboards, terrazzo style work top surfaces, plumbing for washing machine, 2 tall larder cupboards, stainless steel cooker hood, 5 ring gas hob unit, built in electric oven, fridge and freezer

First Floor

Stairway from the Hall to First Floor and Landing, loft ladder access

Bedroom 1

14'11" x 11'9" (4.55m x 3.58m)

Double glazed

Bedroom 2

11'1" x 10'3" (3.38m x 3.12m)

Double glazed

Bedroom 3

10'3" x 8'11" (3.12m x 2.72m)

Double glazed, distant sea views

Bedroom 4

10'3" x 9'1" (3.12m x 2.77m)

Double glazed

Bathroom

8'9" x 5'3" (2.67m x 1.60m)

Bath, pedestal wash hand basin, w.c, double glazed, central heating radiator

Outside

Walled rear yard, small front garden

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.

BROADBAND & MOBILE CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area

Standard 16 Mbps 1 Mbps

Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

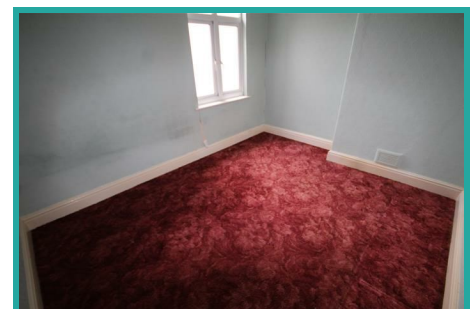
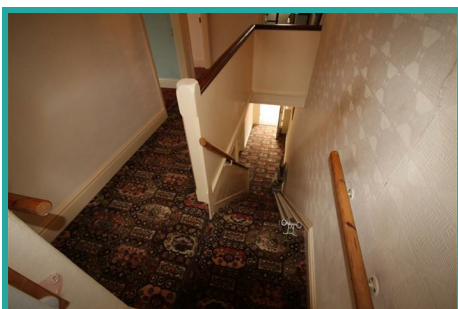
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

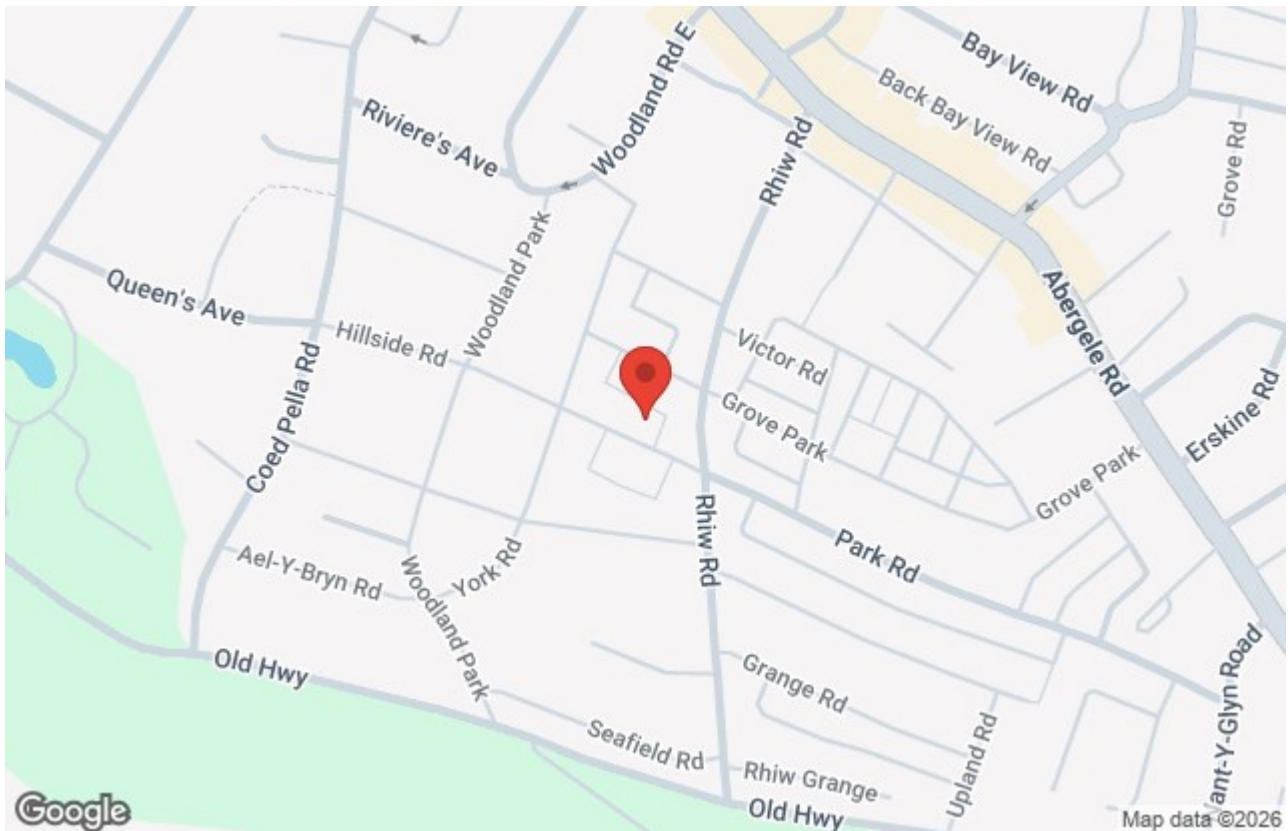
EE- Good outdoor

O2- Good outdoor, variable in-home

Three-UK Good outdoor and in-home

Vodafone_ Good outdoor, variable in-home





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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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- 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



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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