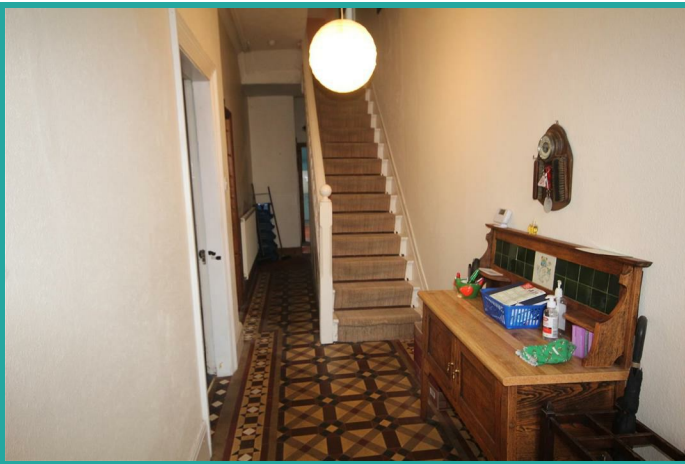




STERLING

ESTATE AGENTS & VALUERS

**Pedmore 5 Grove Park, Colwyn Bay
Conwy LL29 7TU**



Guide Price £125,000

Pedmore 5 Grove Park, Colwyn Bay, Conwy LL29 7TU

This large substantial 3 STOREY SEMI-DETACHED HOUSE is only a short distance from the main Abergele Road, schools for all ages other and amenities. An excellent opportunity to purchase and family home offering great potential to transform into a unique character home. With vacant possession and NO ONGOING CHAIN the property affords HALLWAY, LOUNGE, DINING ROOM, KITCHEN BREAKFAST ROOM, 2 SHOWER ROOMS, OFFICE/DRESSING ROOM, BATHROOM and 5 BEDROOMS. Also found outside at the back of the house is a large LARGE CORRUGATED GARAGE WORKSHOP. If this was removed completely it would make the outside garden space a lot bigger. Although it does require updating and modernising, this spacious home shows great potential for anyone willing to invest. The house is double glazed and gas centrally heated. Awaiting EPC Rating D57 Potential B82 Ref CB7412
Guide Price - £125,000

For sale by unconditional online auction, registration is now open. Bidding opens on 24/08/2023 17:30 and ends on 24/08/2023 19:50.

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated). Lloyd Marsden
Auction Coordinator tel 0800 334 5090

Entrance Hall

Leaded front door, decorative tiled floor, meter cupboard, central heating radiator, under stairs cupboard

Lounge

15'5" x 12'5" (4.7 x 3.8)

Double glazed bay window, tiled fireplace and gas coal effect fire, central heating radiator

Dining Room

12'5" x 12'1" (3.8 x 3.7)

Oak fireplace in the Art Deco style, tiled floor, central heating radiator, pine double door cupboards, double glazed window

Kitchen

11'9" x 10'2" (3.6 x 3.1)

Stainless steel sink unit, quarry tiled floor, wall and base cupboards, plumbing for washing machine, gas central heating boiler, built in oven and hob, double glazed window and back door

Shower Room

Shower cubicle and unit, vanity wash hand basin, w.c, central heating radiator, double glazed

First Floor

Landing

Bedroom 1

18'4" x 16'4" (5.6 x 5)

Originally two rooms but now knocked into one, double glazed bay window, central heating radiator, former kitchen area would make an ideal En Suite or Dressing Room

Bedroom 2

12'5" x 12'1" (3.8 x 3.7)

Double glazed window to rear, central heating radiator

Bedroom 3

10'5" x 9'10" (3.2 x 3)

Double glazed

Bathroom

Bath on claw and ball feet, wash hand basin, w.c, double glazed, shower unit and screen

Top Floor

Stairway off the First Floor Landing to Top Floor

Bedroom 4

9'10" x 6'10" (3 x 2.1)

Double glazed

Bedroom 5

13'1" x 10'9" (4 x 3.3)

Double glazed

Bedroom 6

12'9" x 12'1" (3.9 x 3.7)

Double glazed, cast fireplace in the Art Nouveau style

Bedroom 7

9'10" x 7'2" (3 x 2.2)

Double glazed

Shower Room

8'6" x 6'2" (2.6 x 1.9)

Shower cubicle and unit, double glazed, pedestal wash hand basin, w.c, upvc walls

Outside

Large Corrugated Work Shop

27'6" x 22'11" (8.4 x 7)

Former garage with work shop area stores, upper first floor level

AGENTS NOTE

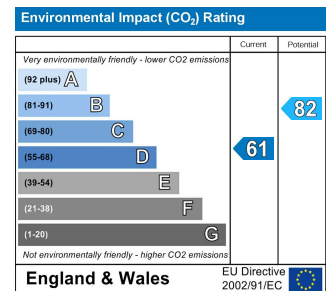
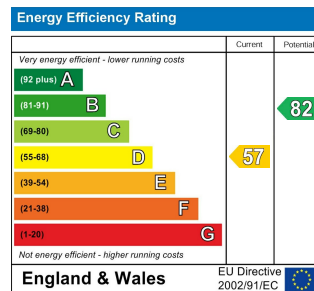
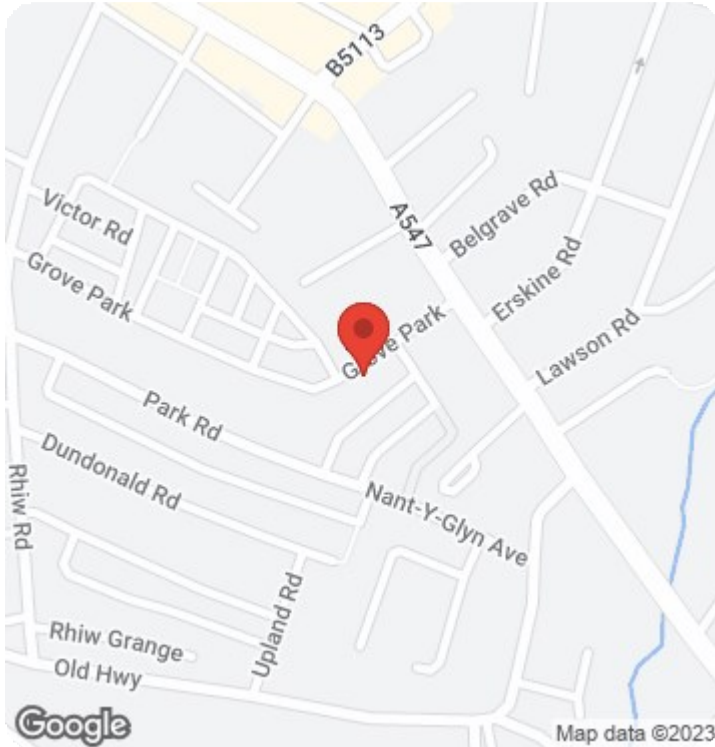
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





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 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.

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



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The FSA does not regulate most buy to let mortgages.

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