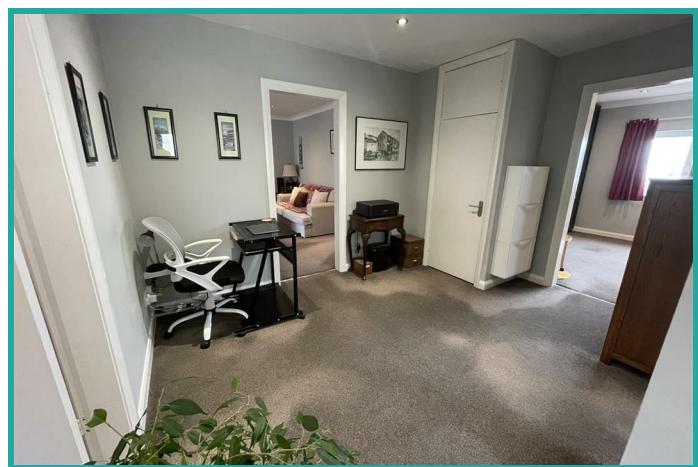




**37 Heenan Road, Old Colwyn
North Wales LL29 9DP**



Asking Price £198,000

37 Heenan Road, Old Colwyn, North Wales LL29 9DP

A PURPOSE BUILT FIRST FLOOR APARTMENT in a block of just four located in a popular residential part of Old Colwyn. In immaculate decorative order and affording larger accommodation for an apartment, extending to 94 sq. metres (1011 sq.feet) an internal inspection is highly recommended. From the rear windows there are stunning views over the village to Rhos Point and from Endsleigh Road there is a private access to the DOUBLE GARAGE at the rear of the property. There is also a long gravel strip/garden to the side which can provide occasional parking for family & friends. From the GROUND FLOOR HALL stairs lead up to the LARGE LANDING/RECEPTION AREA, LARGE LOUNGE, FITTED KITCHEN BREAKFAST ROOM, 2 DOUBLE BEDROOMS, MODERN SHOWER ROOM, GAS C.H, DOUBLE GLAZING, FREEHOLD. Energy Rating D68 Potential C76. Council Tax Band C. Ref CB7349

Entrance

Double glazed front door off the side elevation to HALL, stairs to First Floor, under stairs cupboard

Landing/Reception Area

12'10 x 8'8 (3.91m x 2.64m)

Fitted cupboard housing the gas central heating boiler, double glazed window, cloaks cupboard, access to loft space

Lounge

17'9 x 13'9 (5.41m x 4.19m)

Double glazed picture window and french door onto the front BALCONY, 2 central heating radiators, coved ceilings and inset ceiling lighting

Fitted Kitchen Dining Room

13'8" x 11'6" (4.19m x 3.53m)

Single drainer sink unit, range of base cupboards and drawers in a grey gloss design with light grey work top surfaces, exposed floorboards, plumbing for washing machine, 4 ring electric hob unit, built in oven, part tiled walls, wall units, central heating radiator, pan drawers, inset ceiling lighting, double glazed window overlooking the distant sea views and Rhos Point, stainless steel cooker extractor hood, pan drawers

Bedroom 1

14' x 10'9 (4.27m x 3.28m)

Fitted wardrobe units with 6 doors, central heating radiator, coved ceilings, inset lighting. double glazed window overlooking the distant views out to sea and Rhos Point

Bedroom 2

16'3 max x 8'9 and 11'6 (4.95m max x 2.67m and 3.51m)

Central heating radiator, 2 double glazed windows, deep wardrobe recess or dressing room

Modern Shower Room

7'2 x 6'8 (2.18m x 2.03m)

Shower cubicle and shower unit, pedestal wash hand basin, bidet, w.c, part tiled walls, double glazed window, heated towel radiator, exposed floorboards, shaver point

The Garage

DOUBLE GARAGE with electric roller shutter door and side personal door, power & light laid on, access from a private lane from Endsleigh Road. To the side of the apartment is a long strip of garden laid with chippings for low maintenance.

AGENTS NOTE

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

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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.





Rating	Description
A	Very energy efficient - lower running costs
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

Current: G

68

EU Directive 2002/91/EC

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	69	76
(92 plus) A		
(81-91) B		
(65-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

AGENTS NOTES;

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