STERLING

ESTATE AGENTS & VALUERS

72 Grove Park, Colwyn Bay, Conwy LL29 7TY

£125,000

A MIDDLE ROW 3 BEDROOM HOUSE in a popular residential road of similar properties not far from the town centre and schools for all ages. With vacant possession and no ongoing chain the accommodation comprises HALL, LOUNGE, DINING LIVING ROOM, KITCHEN BATHROOM, SEPARATE W.C, REAR YARD & STORES. The house is gas centrally heated and double glazed. Cosmetic updating and redecoration is required. Tenure Freehold. Council Tax Band B. EPC rating 70C potential 86B Ref8048

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance Hall
Front door to Hall central heating radiator

Lounge
15'1" x 11'1" (4.6 x 3.4)
Double glazed bay window, central heating radiator, gas fire

Dining LIving Room
13'3" x 11'9" (4.06 x 3.6)
Double glazed, central heating radiator, double door cupboard

Kitchen
10'1" x 9'2" (3.08 x 2.8)
Wall and base cupboards, Vailiant gas central heating boiler, stainless steel sink unit, double glazed, plumbing for washing machine, under stairs area

First Floor
Stairway from the Hall to First Floor and Landing

Bedroom 1
13'5" x 8'2" (4.1 x 2.5)
Double glazed, central heating radiator

Bedroom 2
13'5" x 10'0" (4.1 x 3.06)
Double glazed

Bedroom 3
10'1" x 7'2" (3.09 x 2.2)
Double glazed, central heating radiator

Bathroom
8'2" x 6'10" (2.5 x 2.1)
Panel bath, wash hand basin, heated towel radiator, double glazed, central heating radiator, shower unit, Separate w.c, double glazed

Outside
Small walled rear yard, personal gate to rear lane, 3 useful store rooms

AGENTS NOTE
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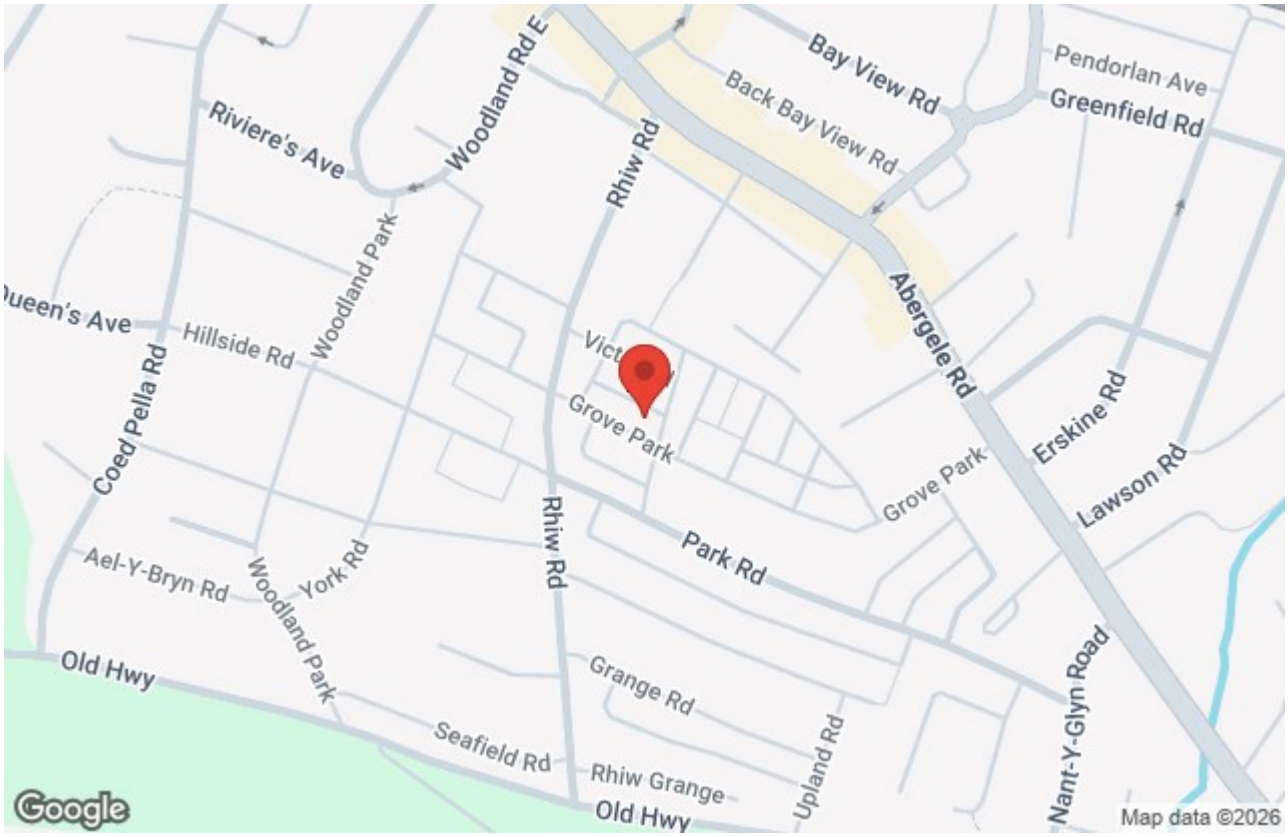
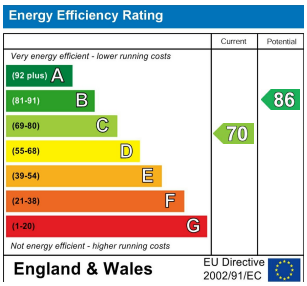
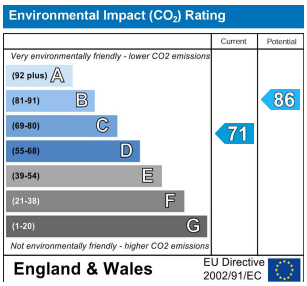
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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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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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t: 01492 534477

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