



**STERLING**

ESTATE AGENTS & VALUERS

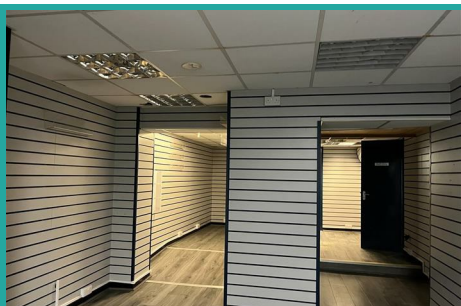


**19 Greenfield Road, Colwyn Bay, LL29 8EL**

**£110,000**

A unique opportunity to purchase VACANT SHOP PREMISES together with a 2 BEDROOM FLAT above. Located in a central position, just off the Abergele Road and around the corner to Colwyn Shopping Precinct the shop measures some 37' x 13' fitted with wall display panelling. There is a small staff Kitchen and WC. The flat upstairs is approached by a separate entrance and stairs to first floor KITCHEN, BEDROOM, LOUNGE. On the

Top Level is BEDROOM 2 and SHOWER ROOM. The property is being sold as a whole, with vacant possession and no ongoing chain. Tenure Freehold. Energy Rating 55C Potential 71D. Awaiting Commercial EPC for the Shop. Council Tax for 19a is Band A. Ref CB8024



### **Vacant Shop Premises**

37'6 x 13 (11.43m x 3.96m)

Metal roller shutters, wall display panelling

### **Kitchen**

10'6 x 5'5 (3.20m x 1.65m)

Stainless steel sink unit, hot water heater, base cupboards

### **Toilet**

5'9 x 4'7 (1.75m x 1.40m)

W.C, wash hand basin, hot water heater

### **Flat Above - 19a**

Front door to Hall and Stairs to First Floor

### **Kitchen**

8'4 x 6'11 (2.54m x 2.11m)

Single drainer sink unit, double glazed, base cupboards, 4 ring electric hob unit and oven, cooker extractor hood, central heating radiator, 3 steps up to half landing

### **Bedroom**

9'7 x 8'7 (2.92m x 2.62m)

Central heating radiator double glazed

### **Lounge**

15'1 x 14'2 (4.60m x 4.32m)

Double glazed window and deep sill, central heating radiator

### **Top Floor**

### **Shower Room**

8'3 x 4'3 (2.51m x 1.30m)

Double shower cubicle and unit, w.c, wash hand basin, central heating radiator, double glazed velux

### **Bedroom 2**

15'1 x 11'8 (4.60m x 3.56m)

Double glazed velux window, 3 double door louvre roof void cupboards, storage alcove, walk in airing cupboard and gas central heating boiler

### **AGENTS NOTE**

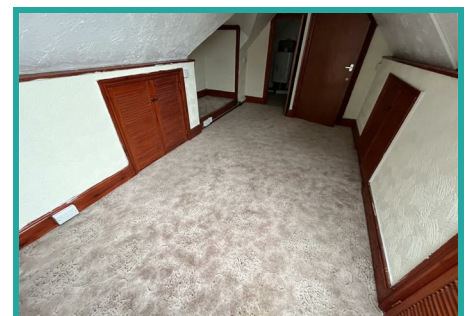
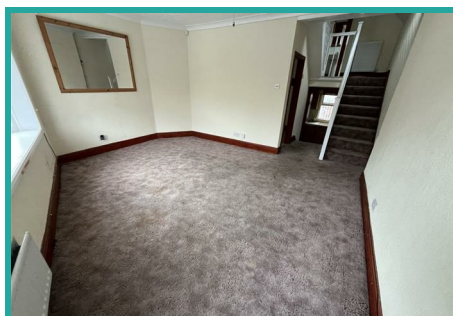
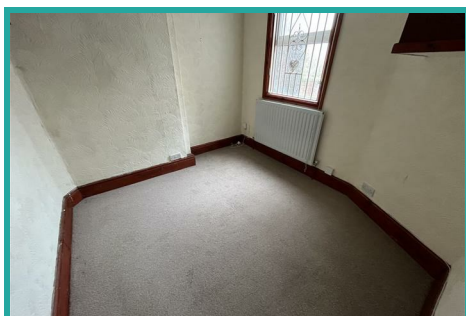
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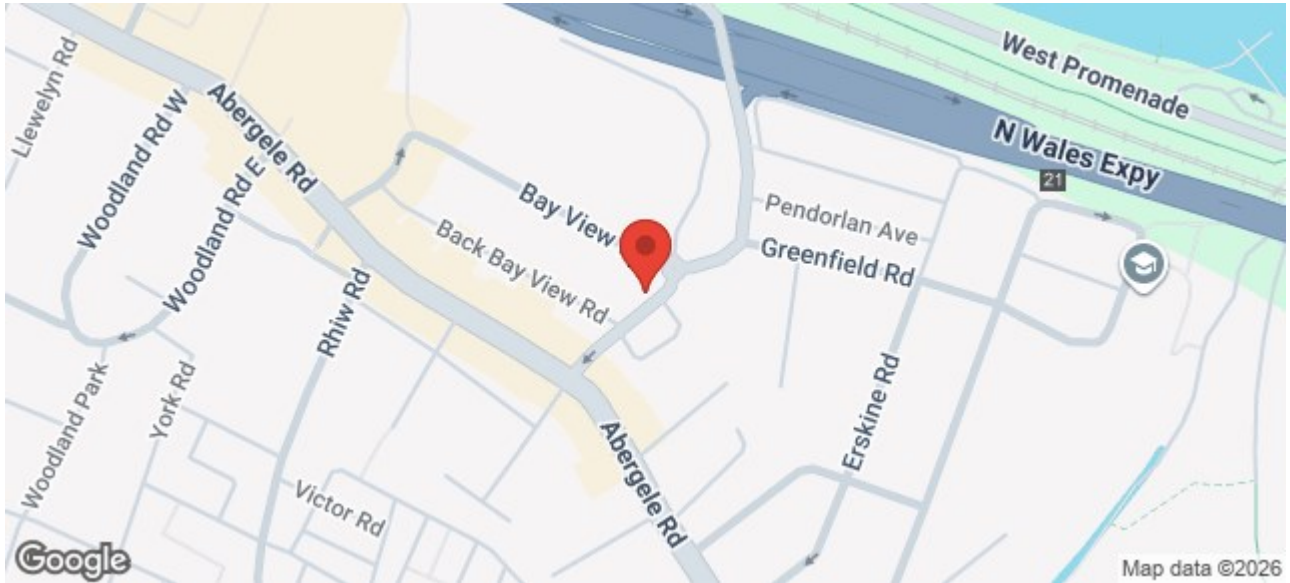
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without 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.

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





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		55		67	71
		71			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES;**

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