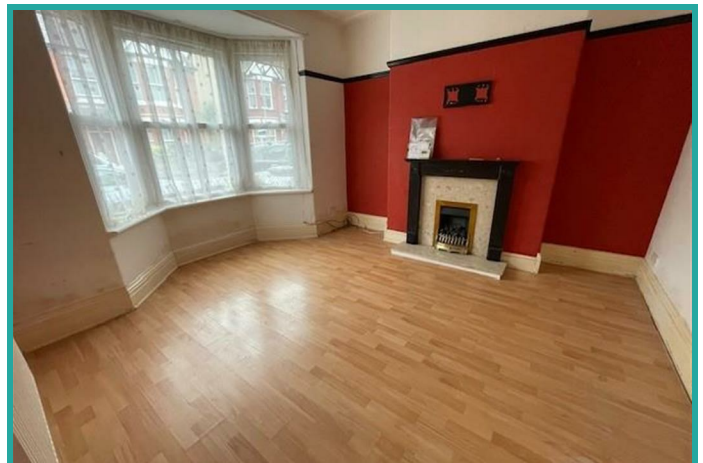
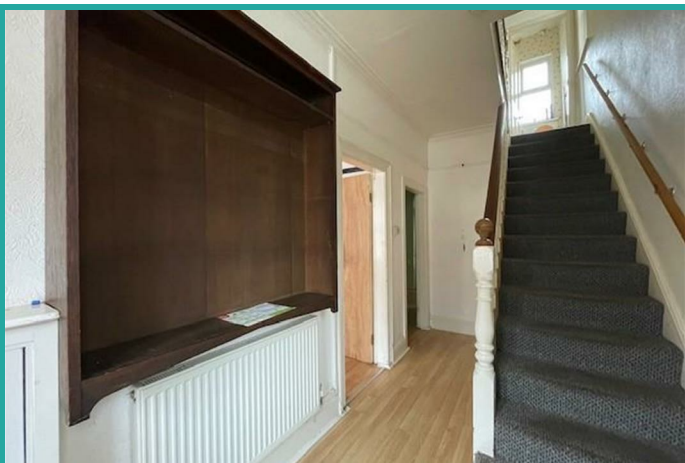


**Firwood 15 Erskine Road, Colwyn Bay
North Wales LL29 8EU**



Auction Guide £110,000

Firwood 15 Erskine Road, Colwyn Bay, North Wales LL29 8EU

FOR SALE BY AUCTION - 30 April 2025 Guide Price £128,000 plus Fees. UNCONDITIONAL LOT 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).

A deceptively spacious older style 3 BEDROOM SEMI DETACHED HOUSE in a convenient central position for the town, schools for all ages and Eirias Park. As well as the bedrooms and bathroom on the first floor, at the back of the house is a range of UTILITY/WORKROOMS, MODERN WET ROOM and a LOFT HOBBIES ROOM above. From the HALL is the LOUNGE, DINING ROOM and KITCHEN. OUTSIDE SMALL PRIVATE GARDEN. The house is gas centrally heated and windows double glazed. Council Tax Band C. Energy Rating 72C Potential 84B. No ongoing chain. Freehold. CB7826

Entrance

Double glazed front door to Hall, laminate flooring, central heating radiator, under stairs cupboard

Lounge

13'9" x 12'1" (4.2 x 3.7)

Double glazed bay window, laminate flooring, central heating radiator, fireplace surround with marble inset and hearth, living flame gas fire

Dining Room

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

Laminate flooring, fireplace surround, central heating radiator

Kitchen

8'10" x 5'10" (2.7 x 1.8)

Beko gas upright cooker, double glazed, beamed ceilings, base cupboards and drawers, black work top surfaces, stainless steel sink unit, pan drawers

Utility Hobbie Room

7'6" x 6'6" (2.3 x 2)

Sliding double doors off dining room, steps down, panelled walls

Wash Room

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

Belfast sink, double glazed, central heating radiator, Separate w.c, central heating boiler

Inner Hall

Central heating radiator

Walk in Wet Room

5'6" x 4'3" (1.7 x 1.3)

Tiled walls and floor, w.c, wash hand basin, shower unit, double glazed

Loft Play Room Above

8'10" x 7'6" (2.7 x 2.3)

Approached by a turned timber staircase off the inner hall, double glazed, central heating radiator, built in cupboards

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

11'5" x 11'1" (3.5 x 3.4)

Built in wardrobe cupboards, double glazed, central heating radiator

Bedroom 2

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

Double glazed, central heating radiator, 2 double door wardrobe cupboards

Bedroom 3

7'10" x 5'10" (2.4 x 1.8)

Fitted bunk bed unit and base cupboards below, central heating radiator, double glazed

Bathroom

Panel bath, pedestal wash hand basin, w.c, double glazed, heated towel radiator

Outside

Small sheltered L shaped courtyard garden with store cupboard and garden store

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





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	

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