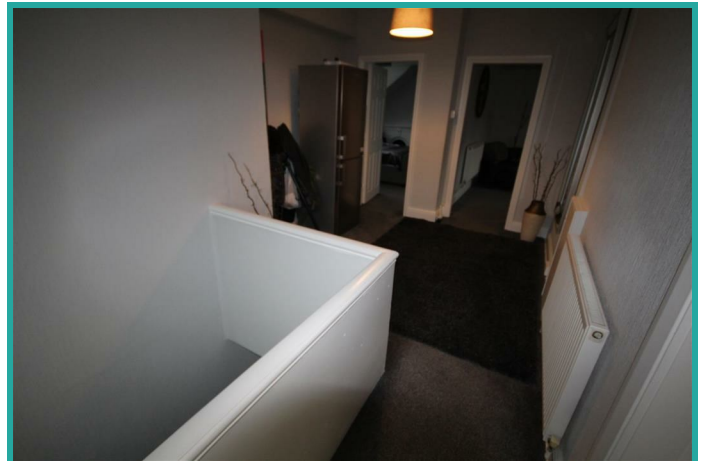
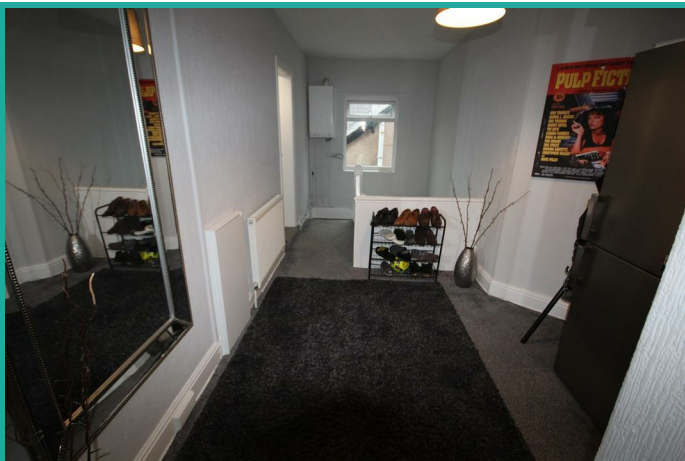




**STERLING**

ESTATE AGENTS & VALUERS

**208c Abergele Road, Colwyn Bay  
North Wales LL29 8AS**



**No Offers £65,000**

## 208c Abergele Road, Colwyn Bay, North Wales LL29 8AS

REDUCED TO SELL AT £65,000. NO OFFERS Occupying a pleasant position on Abergele Road, opposite the Civic Centre and Police HQ, a self contained 1 BEDROOM TOP FLOOR FLAT set back from the road. Accommodation of COMMUNAL HALL & STAIRS TO FIRST & SECOND FLOOR - HALL - LOVELY LOUNGE - NEW FITTED GALLEY STYLE KITCHEN - MODERN BATHROOM & SHOWER - GAS C.H - DOUBLE GLAZING.. The property is Freehold. NO ONGOING CHAIN. EPC E44 Potential D59 CB7166

### Entrance

Communal Hall, Stairs to First Floor, Inner door and Stairs to Flat 3

### Hall

17'8 x 9'6 (5.38m x 2.90m)

Double glazed, central heating radiator, gas central heating boiler

### Lounge

15'4 x 12'5 (4.67m x 3.78m)

Double glazed window, central heating radiator

### Galley Style Kitchen

8'2 x 5'3 (2.49m x 1.60m)

Stainless steel sink unit, double glazed velux window, base cupboards and drawers in a wood grain style, black work top surfaces, 4 ring electric hob unit, built in oven, tiled walls.

### Bedroom1

12'1 x 10'8 (3.68m x 3.25m)

Double glazed, central heating radiator

### Bathroom

10'9 x 5'6 (3.28m x 1.68m)

Bath, pedestal wash hand basin, w.c, plumbing for washing machine, double glazed, tiled walls, central heating radiator

### Outside

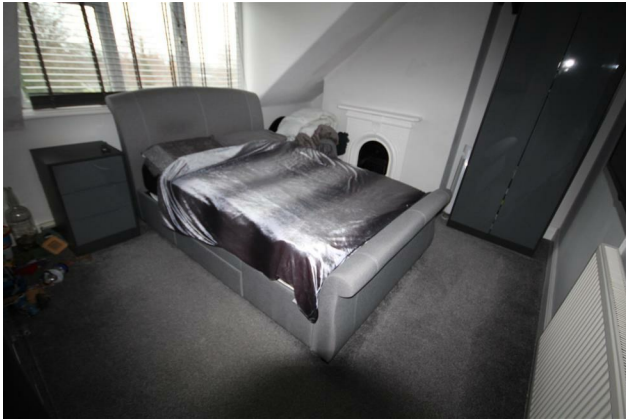
Shared front garden laid to lawn with flower borders, set back from the road

### AGENTS NOTE

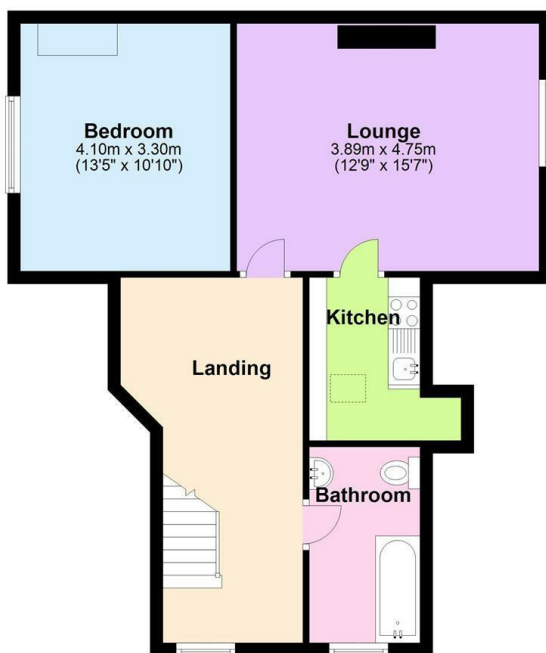
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

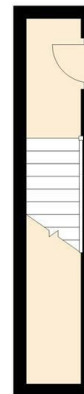




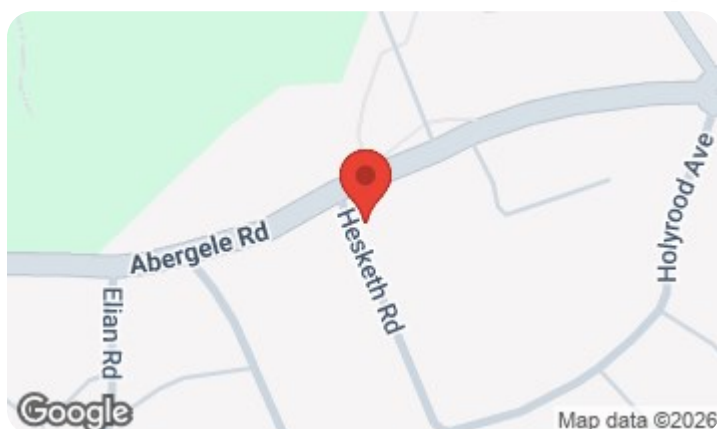
## Ground Floor



## Entrance floor



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.



| 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 |         |           |
|   | 44      | 59        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|   | 46      | 59        |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

## AGENTS NOTES;

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- 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



**t: 01492 534477**

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The FSA does not regulate most buy to let mortgages.

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