



STERLING

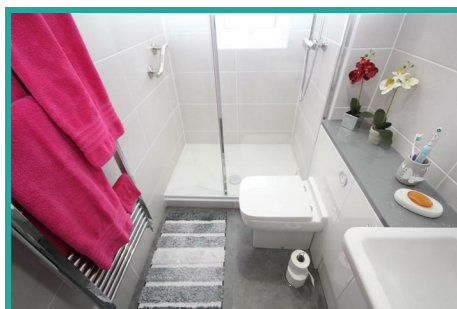
ESTATE AGENTS & VALUERS



First Floor Flat 4 Hillside Road, Colwyn Bay, North Wales LL29 7EL

Asking Price £125,000

A surprisingly spacious 2 BEDROOM FLAT arranged on the FIRST and TOP FLOOR LEVEL in this character house built around the early 1900,s. The present owners have updated and maintained the property to a high standard being ready to walk into and well worth inspection, Within a short distance of the town centre the well planned accommodation affords COMMUNAL PORCHWAY, INNER DOOR TO HALL and FIRST FLOOR, LOUNGE, HOBBIES ROOM/STUDY, KITCHEN BREAKFAST ROOM, BEDROOM and MODERN SHOWER ROOM. ON THE TOP LEVEL IS A LARGE LANDING STORAGE AREA AND BEDROOM 2. The property is gas centrally heated and windows double glazed. Leasehold for 999 years. Energy Rating E54 Potential C73 Ref CB6999



33 Conway Road, Colwyn Bay, LL29 7AA

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Entrance

Double glazed front door to Communal Porchway, double glazed inner door to Hall, Stairs to First Floor and Landing

Lounge

15'1" x 9'10" (4.6 x 2.3)

Double glazed window, central heating radiator, beech style fireplace, black inset and hearth, living flame gas fire

Study Hobbies Room

11'5" x 5'2" (3.5 x 1.6)

Double glazed window, central heating radiator, under stairs cupboard

Kitchen Breakfast Room

10'9" x 7'2" (3.3 x 2.2)

Stainless steel sink unit, white base cupboards and drawers, black work top surfaces, double glazed window, washer dryer fitted, gas central heating boiler, stainless steel cooker hood, Hotpoint 4 ring electric cooker, LG fridge freezer, central heating radiator, half tiled walls

Bedroom 1

12'1" x 9'2" (3.7 x 2.8)

Double glazed, central heating radiator

Shower Room

7'10" x 4'3" (2.4 x 1.3)

Walk in double shower cubicle, shower unit, vanity wash hand basin, w.c, grey tiled walls, heated towel radiator, double glazed window

Top Level

Stairway from the hobbies/study to top level

Landing

16'8" x 7'10" (5.1 x 2.4)

Long storage room, roof void cupboard, laminate floor

Bedroom 2

17'0" x 9'10" (5.2 x 3.02)

Double glazed velux window, central heating radiator

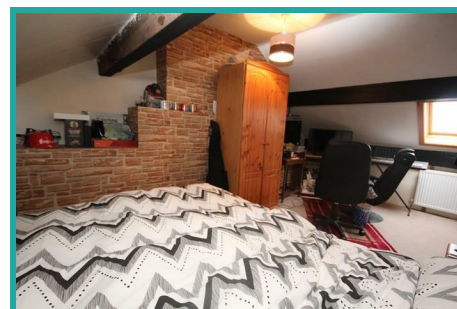
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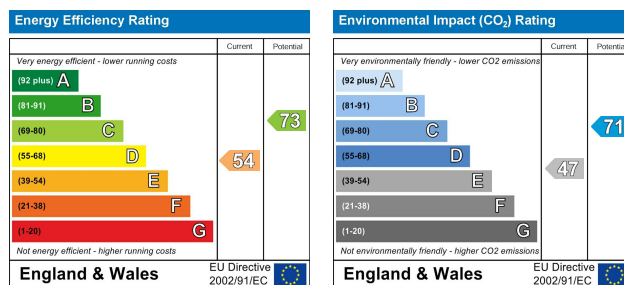
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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

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AGENTS NOTES;

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