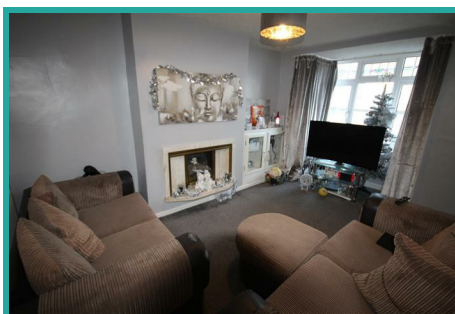




23 Wellington Road, Old Colwyn, Colwyn Bay LL29 9ND

Asking Price £139,500

A MIDDLE ROW stone and brick COTTAGE HOME of appeal occupying an excellent convenient position being just a short walk from the village shops, bus services and Primary Schools. Ideal for a first time buyer the accommodation affords SMALL HALL, FRONT LOUNGE, KITCHEN BREAKFAST ROOM, FIRST FLOOR 2 BEDROOMS, BATHROOM & SHOWER and a useful LOFT HOBBIES PLAY ROOM. The cottage is gas centrally heated and double glazed. Vacant possession after February 2022. EPC E54 Potential B85 Ref CB7287



Entrance

Double glazed front door to Small Hall

Front Lounge

12'11 x 10'1 (3.94m x 3.07m)

Central heating radiator, double glazed square bay window, under stairs cupboard, glazed double door cupboard

Kitchen Breakfast Room

12'10 x 9'8 (3.91m x 2.95m)

Base cupboards and drawers, work top surfaces, plumbing for washing machine, single drainer sink unit, gas central heating boiler, 4 ring gas hob unit, built in oven, larder cupboard, double glazed window and back door

First Floor

Stairway off the Hall to First Floor

Bedroom 1

11'3 x 10 (3.43m x 3.05m)

Double glazed window to front aspect, central heating radiator, double door wardrobe cupboard

Bedroom 2

9'7 x 7'1 (2.92m x 2.16m)

Double glazed window to rear aspect, central heating radiator

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Panel bath, shower cubicle and unit, w.c, double glazed window, pedestal wash hand basin, central heating radiator

Loft Hobbies Room

13'7 x 12 (4.14m x 3.66m)

Access via a steep timber staircase off the Landing, pitched ceilings, double glazed window, exposed brick wall

Outside

Small rear garden

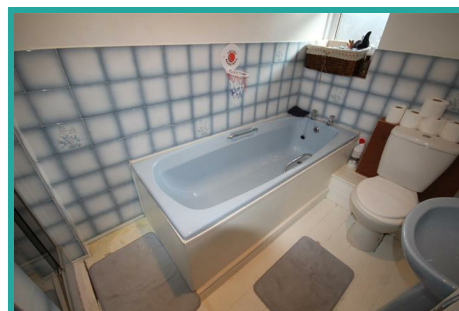
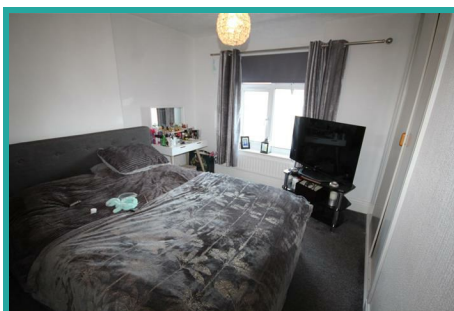
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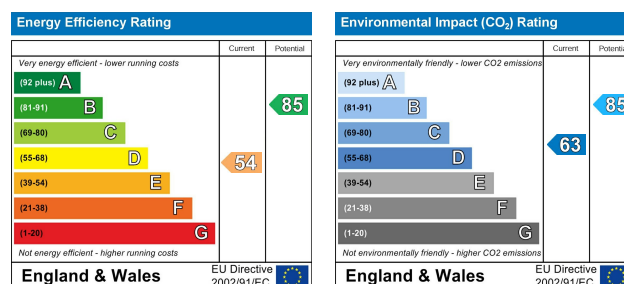
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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 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.





AGENTS NOTES;

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- 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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