



STERLING

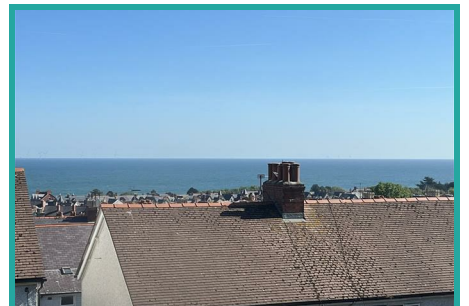
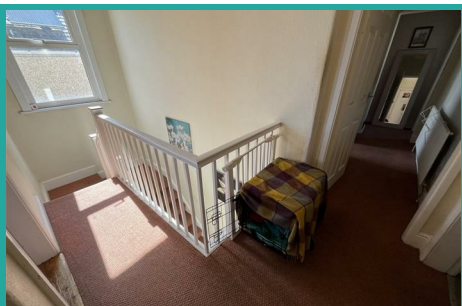
ESTATE AGENTS & VALUERS



14A Dundonald Road, Colwyn Bay, LL29 7RW

£125,000

A spacious 3 BEDROOM FIRST FLOOR FLAT with extensive ATTIC SPACE in this substantial semi detached house. From the front windows there are distant views to the sea. The attic space measures approximately 8 metres long and offers great potential to convert subject to planning and building regulations. From the HALL stairs lead up to the LANDING, LOUNGE, 3 BEDROOMS, KITCHEN and BATHROOM. The property is gas centrally heated and windows double glazed. The town centre, transport services and schools are all within easy reach. Tenure Leasehold, Council Tax Band B. Awaiting EPC Ref CB8040



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance

Front door off the side elevation into the Hall, stairs to First Floor and Landing central heating radiator, double glazed, cupboard

Lounge

14'9" x 11'9" (4.5 x 3.6)

Double glazed bay window to front aspect and the distant sea views, central heating radiator, fireplace with electric fire

Kitchen

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

Sink unit, base cupboards and drawers, black work top surfaces, 2 double glazed windows, wall units, central heating radiator

Bedroom 1

15'1" x 12'1" (4.6 x 3.7)

Central heating radiator, 2 double glazed windows

Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, fitted cupboard

Bedroom 3

9'2" x 8'2" (2.8 x 2.5)

Double glazed, central heating radiator

Bathroom

6'2" x 6'2" (1.9 x 1.9)

Bath, central heating radiator, Triton shower, gas central heating boiler, w.c, wash hand basin, part tiled walls, 2 double glazed windows

Attic Space

26'6" x 18'8" (8.1 x 5.7)

Approached by an internal staircase off the lounge

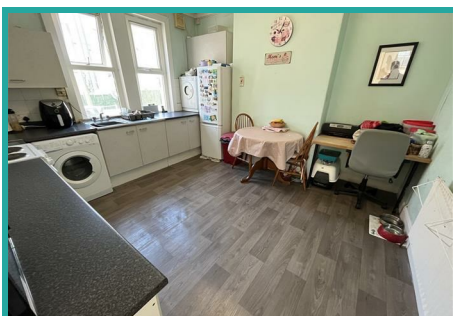
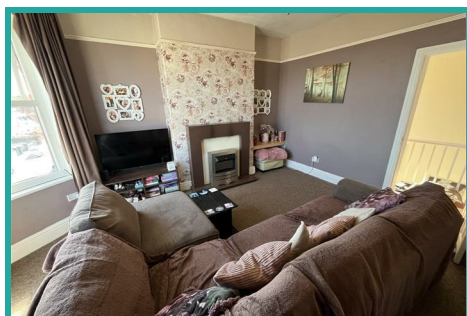
AGENTS NOTE

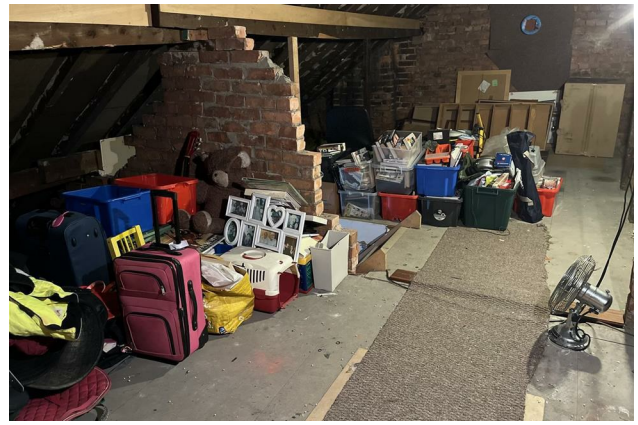
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-69) C
(55-69) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(11-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

AGENTS NOTES;

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