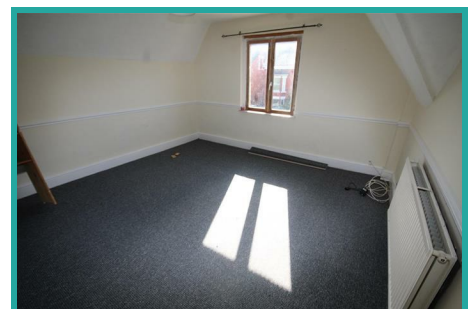




Flat 4 153 Abergele Road, Colwyn Bay, Conwy LL29 7SL

Asking Price £79,950

A TOP FLOOR 2 BEDROOM SELF CONTAINED FLAT in this large 3 storey detached house converted into 4 units occupying a main road position near to Eirias Park, High School and Leisure Centre. The flat would be ideal as a starter home or buy to let and affords COMMUNAL HALL & STAIRS to TOP FLOOR - HALL - LOUNGE - KITCHEN - SHOWER ROOM - GAS C.H. The rear of the property enjoys a wooded aspect backing onto the Dingle and trees. Regular bus services pass the door. Energy Rating D61 Potential C77 Ref CB7253



Entrance

Communal Hall and Stairs to Top Floor

Flat 4

Hall, central heating radiator, 3 fitted cupboards, double glazed skylight

Lounge

13'7 x 13'1 (4.14m x 3.99m)

Double glazed window to front aspect, dado rail, central heating radiator

Kitchen

10'5 x 8' (3.18m x 2.44m)

Stainless steel sink unit, wall and base cupboards, work tops, 2 double glazed windows, plumbing for washing machine, gas central heating boiler

Bedroom 1

12'9 x 11'2 (3.89m x 3.40m)

Or Lounge, wood burner, double glazed window to rear aspect central heating radiator

Bedroom 2

8'10 x 7'9 (2.69m x 2.36m)

Double glazed window, central heating radiator

Shower Room

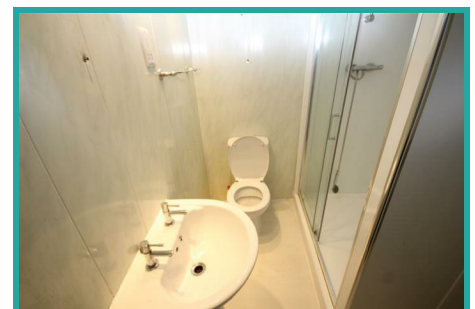
Double shower cubicle and unit, w.c, wash hand basin, upvc walls, heated towel radiator extractor fan

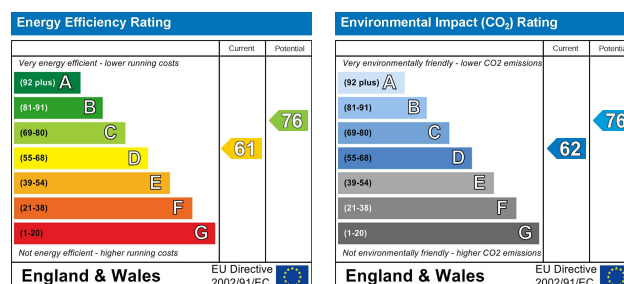
AGENTS NOTE

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.





AGENTS NOTES;

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- 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



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The FSA does not regulate most buy to let mortgages.

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