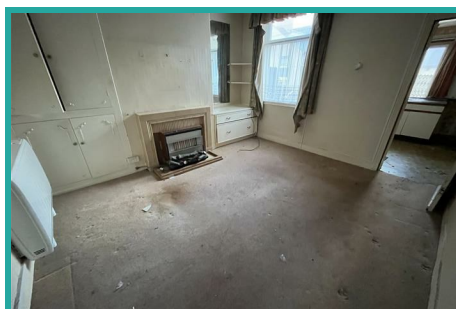
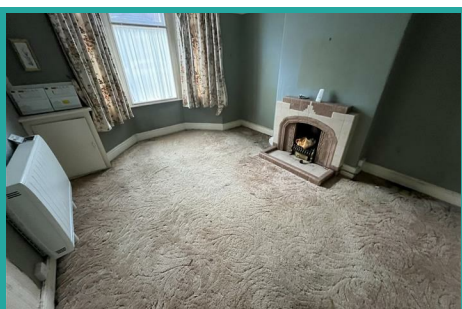




31 Park Road, Colwyn Bay, LL29 7UG

£110,000

A MIDDLE ROW 2 BEDROOM HOUSE in a central position for the town, schools and Eirias Park and Leisure Centre. The house is in need of updating and redecoration. With no ongoing chain the accommodation comprises HALL, LOUNGE, DINING ROOM, KITCHEN,, 2 BEDROOMS, SHOWER ROOM, SECONDARY GLAZING, NIGHT STORAGE HEATERS, REAR YARD & UNDERFLOOR STORE. Tenure Freehold, Council Tax Band B. Awaiting EPC. Ref CB7983



Entrance

Vestibule, tiled floor, glazed inner door to Hall, night storage heater

Lounge

14'5" x 11'1" (4.4 x 3.4)

Secondary glazed square bay window, night storage heater, tiled fireplace and hearth

Dining Room

12'9" x 10'9" (3.9 x 3.3)

Tiled fireplace, double door cupboards and drawers, night storage heater, secondary glazed window

Kitchen

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

Double drainer stainless steel sink unit, night storage heater, wall and base cupboards, under stairs cupboard

First Floor

Bedroom 1

14'1" x 12'1" (4.3 x 3.7)

Secondary glazed window, double door wardrobe cupboard, night storage heater

Bedroom 2

12'9" x 10'2" (3.9 x 3.1)

Secondary glazed window, night storage heater

Shower Room

8'10" x 8'10" (2.7 x 2.7)

Shower cubicle and unit, pedestal wash hand basin, w.c, secondary glazed, heated towel radiator, cylinder airing cupboard

Outside

Small enclosed rear yard and underfloor storage

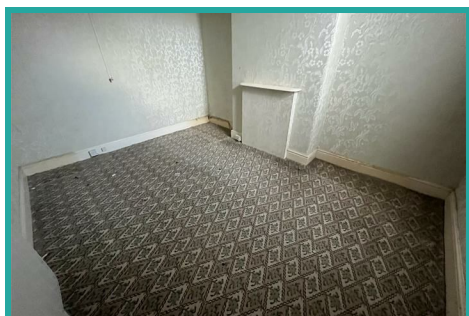
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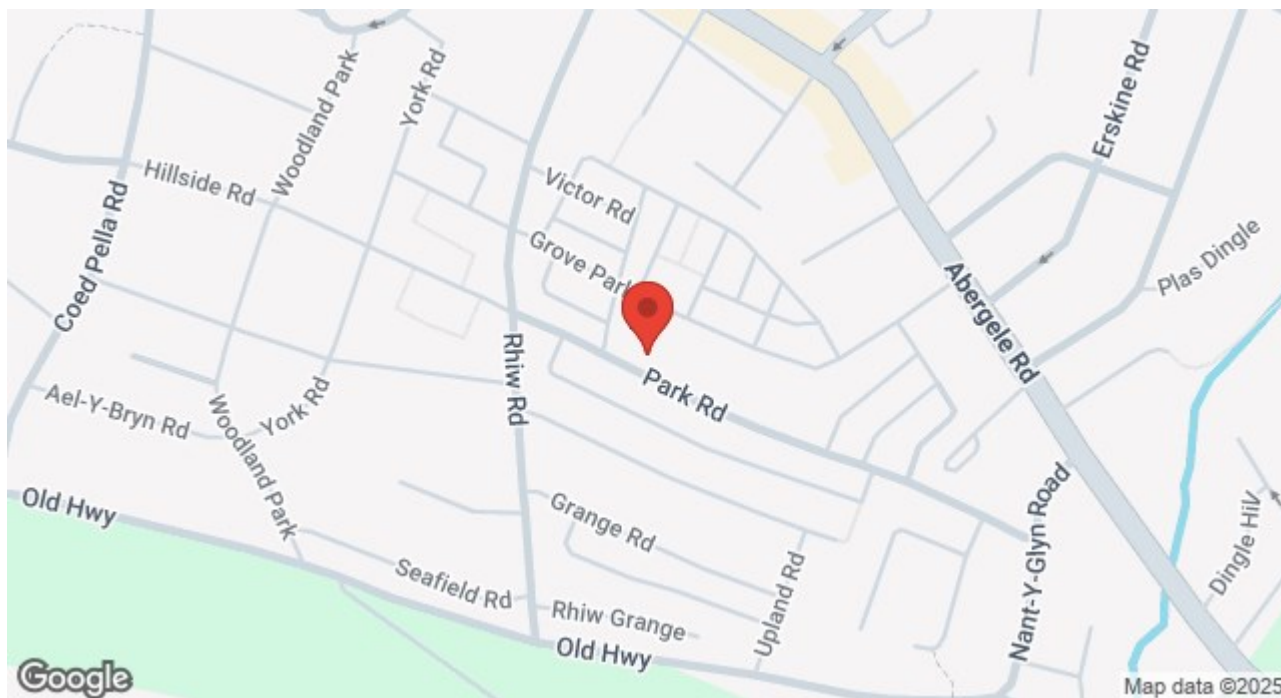
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PMA; WHEN WE WERE ASKED TO ARRANGE THIS

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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			
England & Wales		EU Directive 2002/91/EC	

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

AGENTS NOTES;

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