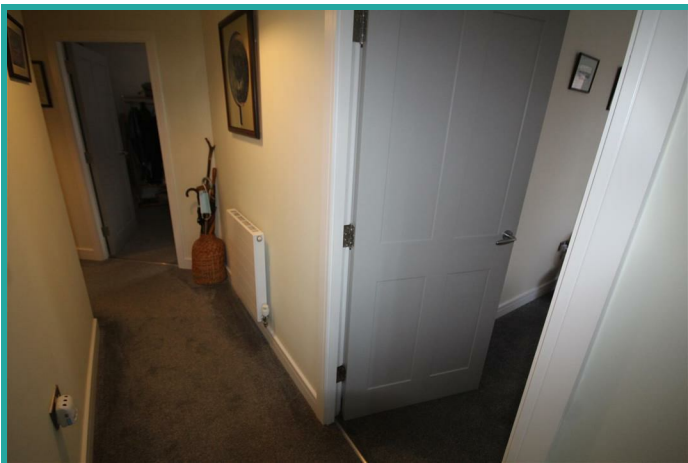


**Apartment 8 Cedar Court, Colwyn Bay
North Wales LL29 7AJ**



Asking Price £225,000

Apartment 8 Cedar Court, Colwyn Bay, North Wales LL29 7AJ

Beautifully presented First Floor Apartment with 2 Bedrooms and 2 Bathrooms, situated in the sought after West End area of Colwyn Bay. This stunning Apartment is set in the impressive Cedar Court Development, with a lift and stairs to all floors plus allocated parking. The views from the apartment are truly spectacular and far reaching over the neighbourhood and out to sea. The beautifully presented accommodation is spacious and light, and includes modern living with contemporary fixtures and fittings. L-shaped ENTRANCE HALL with storage cupboard, bright spacious OPEN PLAN LOUNGE/KITCHEN/DINER leading onto three BALCONY - the Kitchen area fitted with a range of cream base, wall and drawer plus a range of integrated appliances. There are 2 DOUBLE BEDROOMS, the Master with EN-SUITE SHOWER ROOM, and main BATHROOM & SHOWER. There is gas central heating and high quality glazing. Viewing is highly recommended. Energy Rating B85 Potential B85 Ref CB7463

Entrance

Security door entry system into the Communal Hall, stairs and lift to all floors, First Floor and Apartment 8

Long Hallway

Store cupboard, door entry phone

Large Open Plan Lounge, Dining and Fitted Kitchen

25' x 22' (7.62m x 6.71m)

L shaped room with dining area, double glazed bay window and french doors to balcony, fine views over the neighbourhood and the sea in the distance, 2 central heating radiators, range of fitted base cupboards and drawers in cream with cream speckled composite work top surfaces, built in dishwasher Zanussi 4 ring induction hob unit, built in Zanussi electric oven, cooker extractor hood, single drainer sink unit, built in Indesit washer dryer and fridge freezer, fitted wall cupboard housing the gas central heating boiler

Bedroom 1

14'6 x 12'1 (4.42m x 3.68m)

Double glazed window, central heating radiator

En Suite Shower Room

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

Bedroom 2

12'7 x 10'3 (3.84m x 3.12m)

Double glazed side bay window, central heating radiator

Bathroom

9'3 x 5'5 (2.82m x 1.65m)

Panel bath, shower unit and screen, vanity wash hand basin, w.c, heated towel radiator, grey tiled walls and floor

Outside

Well kept communal ground to Cedar Park. Parking spaces at the rear of the building

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. Virtual Tour at seavirtualtours.co.uk

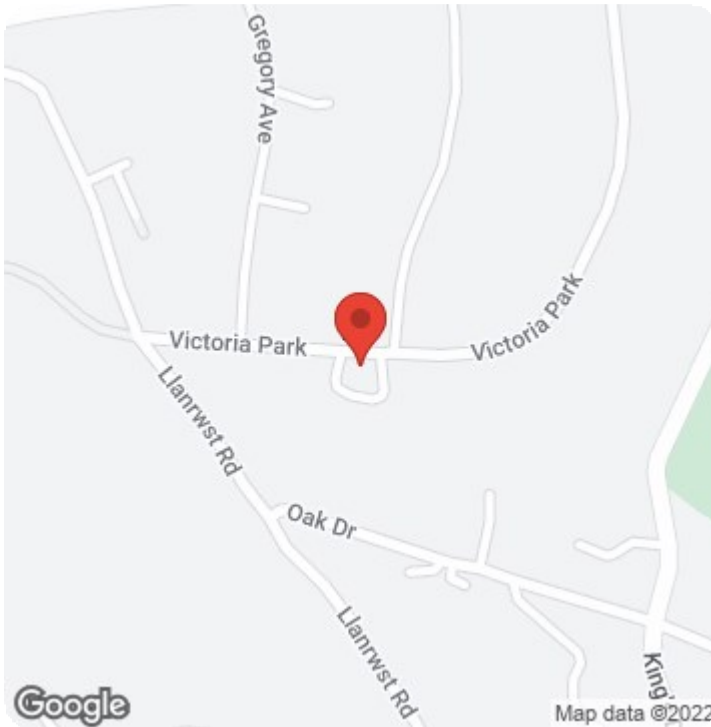
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for

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.

The energy assessor did not make any recommendations for this property regarding the environmental impact of this property





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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- 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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