

Anthony Flint

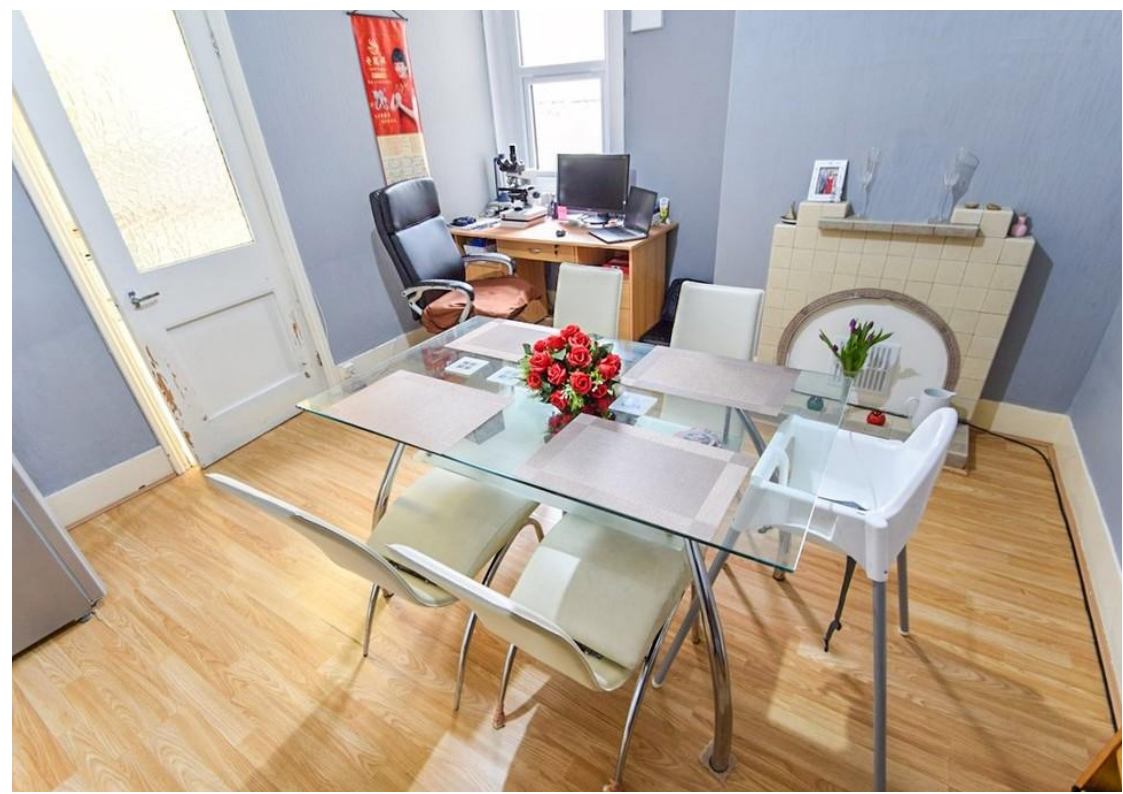
property consultants



**13 Erskine Road
Colwyn Bay
LL29 8EU**

**Asking Price Of
£210,000**







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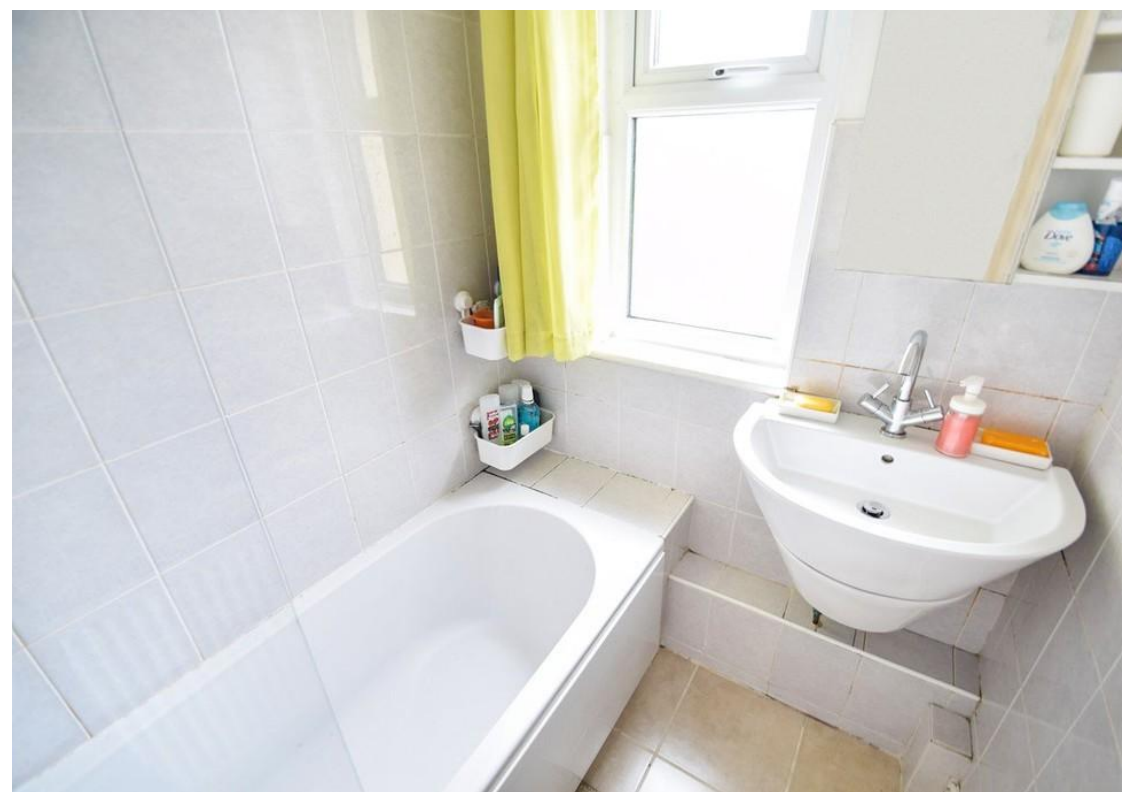
A lovely double fronted semi detached property with extremely versatile accommodation. Located in the seaside town of Colwyn Bay, it is ideally placed for local amenities and walking distance to the beach and promenade. The property also boasts off road parking and a rear patio/garden area.

Currently laid out as a three double bedrooms, two reception and dining room property, it has the option to be changed around to allow four bedrooms.

There is also a sizeable double storey outhouse attached to the property with a w.c., which could be adapted (subject to building regulations).

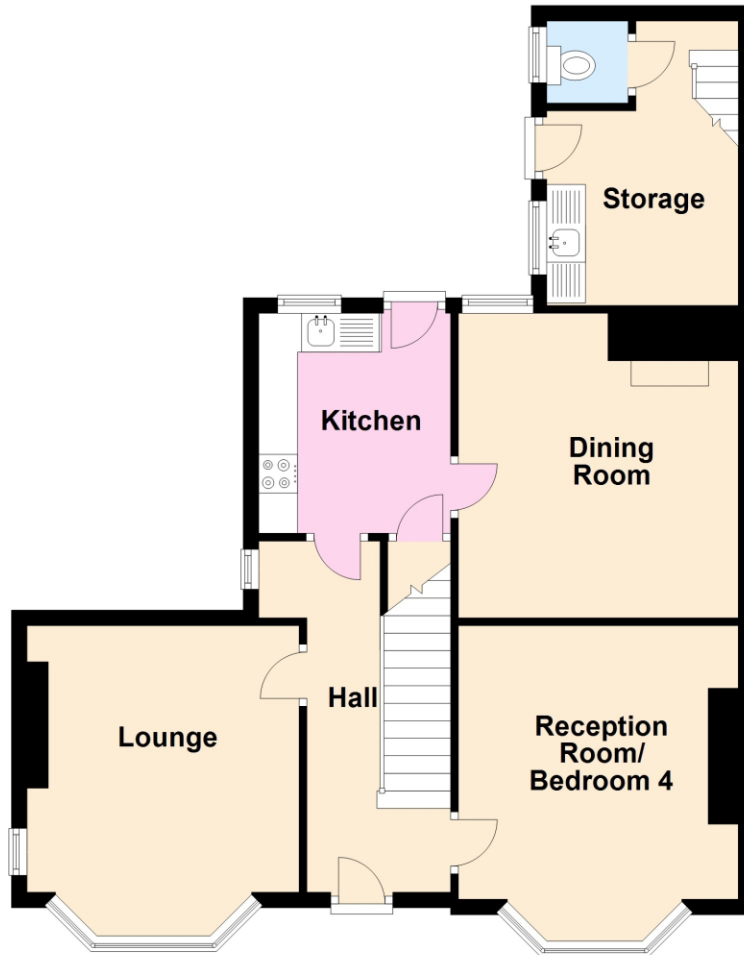
Situated in the seaside town of Colwyn Bay with easy access to amenities including shops, supermarkets, leisure facilities, schools for all ages, bus and rail routes and transport links including the coast road and the A55 North Wales Expressway.

ENTRANCE HALLWAY stairs to first floor, radiator, laminate flooring. LOUNGE 14'01" max x 11'09" max (narrowing to 10'06" x 11'06") double glazed bay window overlooking front garden, double glazed window to side elevation, fireplace with electric fire, marble effect surround and plinth, picture rail, radiator. RECEPTION ROOM/BEDROOM FOUR 13'11" x 11'08" double glazed bay window overlooking front garden, double glazed window to side elevation, stripped floorboards, electric fire set in tiled hearth with wooden surround and mantle over, picture rail, radiator. KITCHEN 9'05" x 7'11" double glazed window to rear elevation, double glazed door to rear garden, white tiled flooring, wall and base units with cream coloured fronts and wood block effect work surfaces, integral Hotpoint oven and gas hob set on work surface, stainless steel extractor over, stainless steel sink unit and drainer with mixer tap, radiator, under stairs cupboard. DINING ROOM 12'10" x 11'10" double glazed window to rear, boarded up and vented fireplace with tiled surround, wood effect laminate flooring, radiator, picture rail. FIRST FLOOR. BEDROOM THREE 11'07" x 11'07" double glazed windows to front elevation and side elevation, decorative cream fireplace, picture rail, radiator. BEDROOM TWO 11'09" x 11'07" double glazed window to front elevation, cupboard housing central heating boiler, picture rail, radiator. BEDROOM ONE 12'10" x 11'08" double glazed window to rear elevation, picture rail, radiator. BATHROOM 6'03" x 4'10" double glazed frosted window, white suite comprising wall mounted wash hand basin with mixer tap, panelled bath with shower fitment and glass screen, tiled walls, tiled flooring. SEPARATE W.C. 6'03" x 2'09" double glazed window, low flush w.c., tiled walls, tiled flooring. OUTHOUSE - Connected to House - Ground Floor 12' x 8'01" (narrowing to 8'03" x 4'03") downstairs w.c., storage, power and light. First Floor 11'11" x 7'10" storage. EXTERNALLY Front - small garden area, parking space, gate to rear garden. Rear - walled and fence boundaries, grass area, mature shrubs, concrete patio area. PG 12/04/2021.



Ground Floor

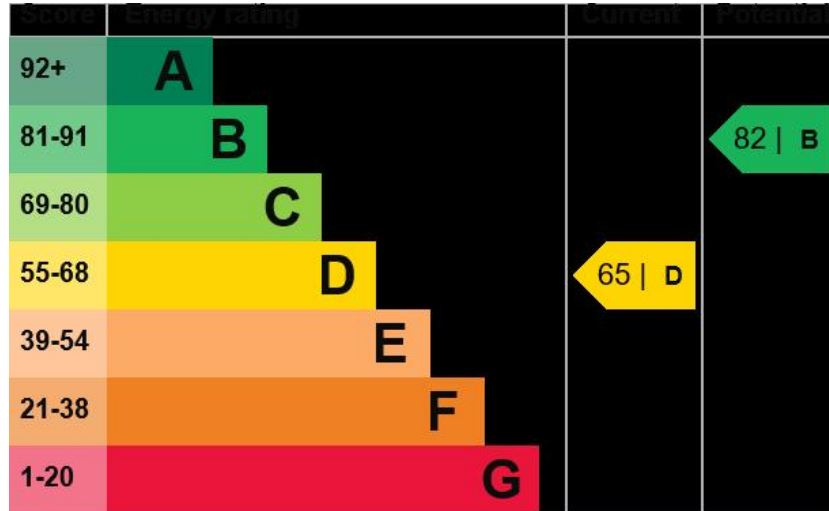
Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor

Approx. 66.6 sq. metres (717.1 sq. feet)





Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band C Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

Anthony Flint

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements