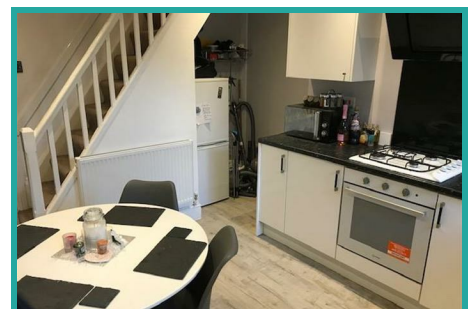
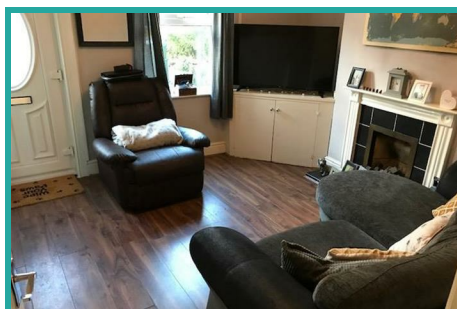




29 Rose Hill, Old Colwyn, North Wales LL29 9RS

Asking Price £99,950

A character MIDDLE ROW STONE COTTAGE in the conservation area of the village, located on the level within a short walk of the shops and primary schools. Approached by a paved walkway the cottage affords LIVING ROOM, KITCHEN DINER, 2 BEDROOMS, BATHROOM, REAR GARDEN, GAS C.H, DOUBLE GLAZING. Ideal for a first time buyer or investor looking for a buy to let. EPC C72 Potential B91Ref CB7145



Entrance

Double glazed front door

Living Room

11'5 x 11'5 (3.48m x 3.48m)

Laminate flooring, central heating radiator, double glazed, fireplace surround with tiled back and hearth, meter cupboard

Kitchen Diner

12'10 x 9'9 (3.91m x 2.97m)

Stainless steel sink unit, plumbing for washing machine, exposed stone wall, double glazed window and back door, white base cupboards and drawers with black work top surfaces, central heating radiator, 4 ring gas hob unit, electric oven, cooker hood and gas central heating boiler, under stairs area

First Floor

Front Bedroom

11'5 x 11'4 (3.48m x 3.45m)

Double glazed, central heating radiator

Bedroom 2

7' x 6' (2.13m x 1.83m)

Double glazed, central heating radiator, laminate flooring

Bathroom

Panel bath, pedestal wash hand basin, w.c, Triton shower, part tiled walls, heated towel radiator, linen cupboard

Outside

Gardens to front and rear. Personal gate to rear lane

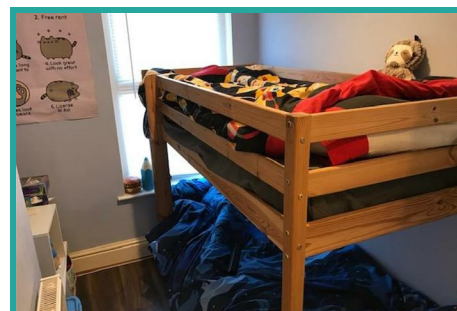
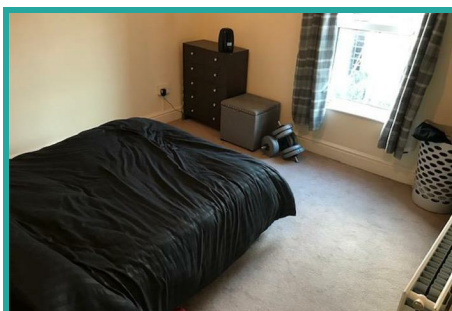
AGENTS NOTE

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		72	
(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			91
(81-91) B			
(69-80) C		76	
(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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