

Ref: SD 2643

Mid Terraced Property - £250,000

238 Abergele Road, Old Colwyn



**A superbly appointed mid-terraced property, very spacious, situated on 3 floors, gas fired central heating and double glazed, stone built with rendered elevations, under a slate roof.
No Chain. Viewing by appointment only.**

**FREEHOLD
ONO£250,000**

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
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Accommodation

Ground Floor

Access to spacious hallway with sliding doors to a heated cloakroom.

Access to Lounge – 17'5" x 22'4" Double Glazed with Radiators.

Kitchen – 16'6" x 16'6" wired for T.V. Gas Hob/Electric Cooker, Fireplace.

From Hallway, double doors to rear garden/rear yard with rear access.

Prep Room – 11'6" x 9'2" – sealed with double glazed doors to rear garden.

Half Landing very spacious and immaculate. Double shower, wash hand basin, half tiled.

Bedroom 1 – 17'8" x 15'4" radiator.

Lounge or Master Bedroom 25'2" x 22'3" Radiator.

Half Landing Bathroom – built in shower, wash basin, radiator, separate W.C.

Bedroom 2 – 16'9" x 16'2"

Bedroom 3 – 12'5" x 18'2"

Bedroom 4 11'3" x 11'2"

Access from landing to

Top Floor

Playroom/Cinema Room – 24'3" x 15'2"

FREEHOLD PRICE £250,000.00 ono

Viewing By Appointment Only.

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids

Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. December 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

FREEHOLD

ON£250,000