STERLING
ESTATE AGENTS & VALUERS

80 Church Road, Rhos-on-Sea
Colwyn Bay LL28 4YS







£299,950

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A beautifully presented and immaculate traditional style 3 BEDROOM SEMI DETACHED HOUSE in a popular location, on a local bus route and not far from the primary school, Co-op Store and College. The house has a pleasant rear garden which backs onto the grounds to the Rectory to St Trillo Parish Church. The single block garage is now converted into a STORE ROOM and WORKSHOP. All in well presented order the accommodation provided affords FRONT PORCH, HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, REAR PORCH, SHOWER ROOM, GAS C.H, DOUBLE GLAZING, DRIVEWAY & PARKING,EPC D59 Potential B86. Tenure Freehold. Council Tax Band E. Ref CB8044

Entrance
Double glazed front door

Hall
Laminate flooring, central heating radiator, deep under stairs cupboard, gas central heating boiler

Cloakroom
Wash hand basin, w.c, tiled walls, double glazed window

Lovely Bright Double Aspect Lounge
16'6" x 11'4" (5.03m x 3.45m)
Double glazed french doors to rear garden, double glazed window to front, fireplace surround with marble back and hearth, freestanding electric fire, 2 central heating radiators.

Dining Room
14'10" x 13'9" (4.54m x 4.21m)
Laminate flooring, 5 side double glazed bay window, white fireplace surround with mirror mantle, tiled back and hearth, central heating radiator,

Kitchen
13'6" x 7'10" (4.14m x 2.40m)
Range of base and wall units in pale grey with black worktops, stainless steel sink unit, integrated fridge, dishwasher, built in Bosch electric oven and induction hob, 2 double glazed windows, central heating radiator.

Rear Porch
Brick lower walls, double glazed windows, plumbing for washing machine

First Floor
Stairway from the Hall to First Floor and Landing, roof void cupboard, double glazed window

Bedroom 1
14'10" x 13'2" (4.54m x 4.03m)
Double glazed 5 sided bay window, central heating radiator

Bedroom 2
13'7" x 11'3" (4.16m x 3.45m)
2 roof void storage cupboards, double glazed window, with distant sea views, central heating radiator

Bedroom 3
10'3" x 7'10" (3.14m x 2.40m)
Double glazed window, distant sea views, central heating radiator

Shower Room
Walk in double shower cubicle with mixer shower unit, vanity wash hand basin, w.c, part tiled walls, linen cupboard, central heated towel radiator, double glazed window

The Garage
Driveway at the side of the house leading to the block built garage, pebble dashed elevations beneath a tiled roof. The garage is converted into a FRONT STORE ROOM and the rear WORKSHOP with power & light, double glazed window, Double gates and parking on the drive

The Gardens
The rear garden has a sunny aspect backing onto the grounds to the Rectory. The owner has spent a lot of time cultivating the garden with well stocked borders, raised vegetable beds, paved area with greenhouse. Front garden with flower borders and shrubs

AGENTS NOTE
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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.

AML FEES
Should a purchaser(s) have an offer accepted on a property marketed by Sterling Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The cost of these checks is £75 +VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances

















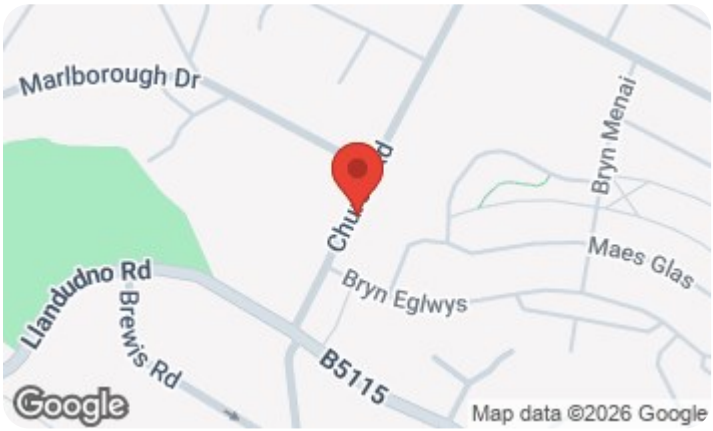


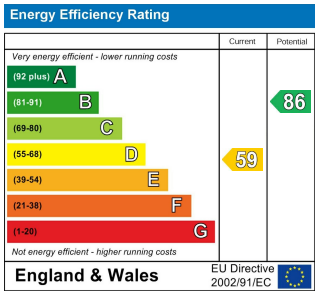


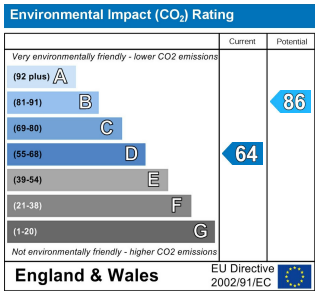


Total floor area: 145.1 sq.m. (1,561 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io







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