STERLING
ESTATE AGENTS & VALUERS

8 Bryn Y Mor Road, Rhos-on-Sea
Colwyn Bay LL28 4DN







£395,000

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Located in an excellent residential road, just a short walk of the Cayley Promenade, beach and into Rhos village. A spacious character SEMI DETACHED 4 BEDROOM family home offering versatile accommodation across two floors and presents an excellent opportunity for buyers seeking generous living space, the property is well suited to modern family life with 3 RECEPTION ROOMS, EXTENDED FITTED KITCHEN BREAKFAST ROOM and a CONSERVATORY leading onto the rear garden. Outside there is a long driveway leading to the SINGLE GARAGE. The house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band E. Awaiting EPC. Ref CB8039

Entrance
Double glazed front door to Hall, coved ceilings, central heating radiator, coved ceilings

Rear Hall
Double door cloaks cupboard

Utility Room
10'0" x 5'2" (3.07 x 1.6)
Stainless steel sink unit, plumbing for washing machine, double glazed window and back door

Lounge
14'9" x 12'9" (4.5 x 3.9)
Double glazed bay window, coved ceilings, central heating radiator, fireplace surround with marble inset and hearth, living flame gas fire

Dining Living Room
13'5" x 12'9" (4.1 x 3.9)
Oak fireplace with tiled inset and hearth, 2 double glazed windows, central heating radiator,, coved ceilings

Extended Kitchen Breakfast Room
18'0" x 11'5" (5.5 x 3.5)
Stainless steel sink unit, range of cream base cupboards and drawers and wood strip design work top surfaces, wall units, 2 double gazed windows, 4 ring electric induction hob unit and double oven, central heating radiator, built in cupboard and fridge freezer

Conservatory
13'5" x 8'10" (4.1 x 2.7)
Brick lower walls, windows double glazed, tiled floor, access to rear gardens

First Floor
Stairway off the Hallway to First Floor

Long Landing Area
22'3" and 14'1" x 6'2" (6.8 and 4.3 x 1.9)
Double glazed, central heating radiator, coved ceilings

Bedroom 1
14'5" x 12'9" (4.4 x 3.9)
Double glazed, central heating radiator

Bedroom 2
13'5" x 8'6" (4.1 x 2.6)
Double glazed, central heating radiator

Bedroom 3
13'5" x 8'2" (4.1 x 2.5)
Double glazed, central heating radiator

Bedroom 4
9'10" x 9'6" (3 x 2.9)
Fitted wardrobes and shelving compartments, double glazed, central heating radiator, shelving in alcoves

Family Bathroom
9'6" x 7'10" (2.9 x 2.4)
Oval bath, pedestal wash hand basin, square shower cubicle and unit, double glazed, central heating radiator. Separate w.c

The Garage
16'8" x 8'10" (5.1 x 2.7)
Long driveway at the side of the house to the SNGLE GARAGE, brick and pebble dashed elevations

The Gardens
Lawn at the back of the house with brick boundary walls, small front garden

BROADBAND & MOBILE COVERAGE.
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.
The table shows the predicted broadband services in your area.

Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 71 Mbps 16 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone_ Good outdoor, variable in-home

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.













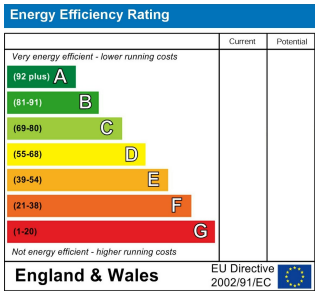


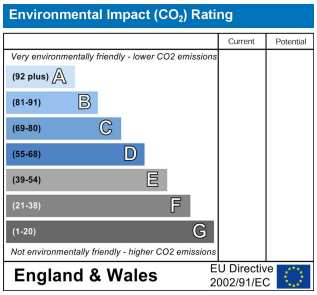












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