

**88 Abbey Road, Rhos-on-Sea
Colwyn Bay LL28 4PF**



£365,000

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In a popular residential road, around the corner from the promenade and a short distance to Rhos Golf Course. A 3 BEDROOM DETACHED HOUSE with 2 CAR GARAGE, PARING and pleasant VIEWS TOWARDS THE SEA, LITTLE ORME AND HILLS from upstairs. A lovely character cottage home with many features internally the accommodation comprises HALL, LARGE LONGE with INGLENOOK, DINING ROOM, KITCHEN BREAKFAST ROOM, INNER HALL, UTILITY leading into the 2 SECTION GARAGE, Upstairs there are 3 BEDROOMS, MASTER EN SUITE and FAMILY BATHROOM. The gardens are mainly ornamental for ease of maintenance. The windows are double glazed and the house is gas centrally heated. Tenure Freehold, Council Tax Band F, Energy Rating E45 Potential C71. Ref CB

Entrance

Double glazed front door to HALL, central heating radiator, 2 double glazed windows, corner cupboard

Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

Lovely Large Lounge

24'11" x 12'9" (7.6 x 3.9)

Spacious character room featuring a inglenook fireplace, brick back and hearth, double glazed windows either side, delft rack above, 2 wall lights, 2 central heating radiators, double glazed bay window

Dining Room

10'9" x 9'6" (3.3 x 2.9)

Double glazed window and patio doors to rear gardens, central heating radiator

Kitchen

10'5" x 10'5" (3.2 x 3.2)

Single drainer sink unit, range of male style base cupboards and drawers, work top surfaces, 4 ring gas hob unit, built in electric oven, cooker extractor hood, wall units, double glazed, central heating radiator, Neff dishwasher

Inner Hall

Utility Room

12'5" x 6'10" (3.8 x 2.1)

Wall cupboards, gas central heating boiler, door to garage, double door cupboard

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

15'1" x 12'1" (4.6 x 3.7)

Double glazed window and french door to balcony, distant views to the Little Orme & sea, range of fitted wardrobes, chest drawers, dressing table

En Suite Bathroom

9'6" x 5'10" (2.9 x 1.8)

Panel bath, shower unit, w.c, wash hand basin, tiled walls, double glazed, cylinder airing cupboard

Bedroom 2

10'2" x 10'1" (3.1 x 3.09)

Double glazed, central heating radiator, wardrobe alcove

Bedroom 3

10'2" x 6'10" (3.1 x 2.1)

Double glazed, central heating radiator, 2 wardrobe units and top cupboards

Shower Room

7'2" x 5'6" (2.2 x 1.7)

Square shower cubicle and unit, w.c, wash hand basin, 2 double glazed windows, shaver point & light, central heating radiator,

The Garage

17'0" x 8'10" and 12'9" x 8'10" (5.2 x 2.7 and 3.9 x 2.7)

In two sections, plumbing for washing machine, middle sliding doors to rear section and personal door to gardens

The Gardens

Mainly ornamental for ease of maintenance, flagged areas, flower borders, fenced boundary, parking on driveway

AGENTS NOTE

iewing 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.

MOBILE & BEROADBAND CONNECTION

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.

Standard 14 Mbps 1 Mbps

Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

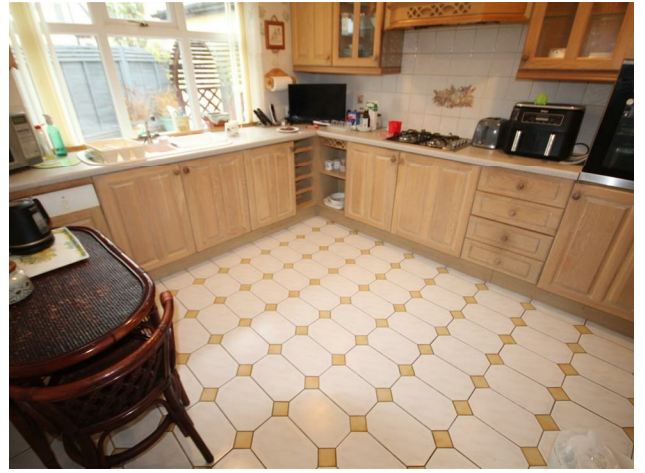
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

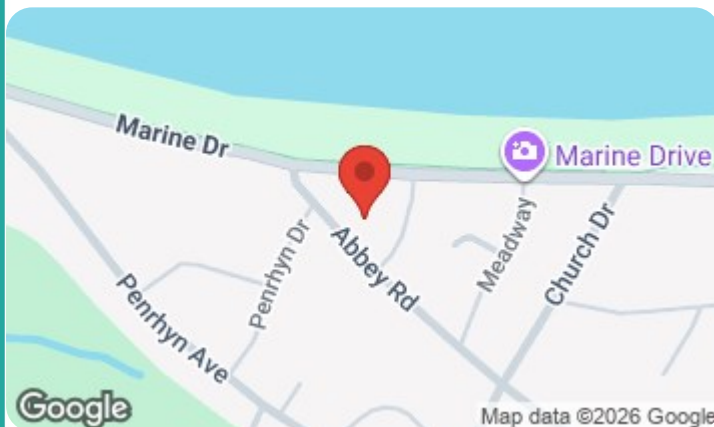
EE Good outdoor

O2 Good outdoor

Three-UK Good outdoor

Vodafone Good outdoor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	45	71
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	46	71
EU Directive 2002/91/EC		

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