

**6 Greenway, Rhos-on-Sea
Colwyn Bay LL28 4PH**



Asking Price £295,000

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This 4 BEDROOM SEMI-DETACHED HOUSE occupies an excellent residential position yards off the marine drive promenade, short distance to Rhos on Sea Golf Course and the shops and cafes in Rhos village. Of traditional style, brick built with roughcast elevations beneath a red tiled roof the accommodation briefly affords Affording an ENTRANCE PORCH, RECEPTION HALL, WALK IN UNDER STAIRS STORE, FRONT LOUNGE, DINING ROOM, KITCHEN, REAR UTILITY ROOM, WASH ROOM, FIRST FLOOR BATHROOM and 4 BEDROOMS. There is a small patio fear garden, the house is gas centrally heated and windows double glazed. Energy Rating 63D Potential 78C. Tenure Freehold, Council Tax Band D. Ref CB8092

Entrance Porch

Sliding patio doors, inner front door to

Reception Hall

10'8 x 7'5 (3.25m x 2.26m)

Central heating radiator, double glazed

Under-stairs Store

Double glazed, gas central heating boiler

Front Lounge

16'1 x 13'4 (4.90m x 4.06m)

Double glazed square bay window, coved ceilings, central heating radiator, fireplace surround with marble inset and hearth, electric fire, fitted bookshelves

Dining Room

13'7 x 11'2 (4.14m x 3.40m)

Double glazed window, central heating radiator, coved ceilings

Kitchen

10'1 x 9'4 (3.07m x 2.84m)

Stainless steel sink unit, double glazed window, central heating radiator, built in dishwasher, gas hob unit, built in electric oven, range of white base cupboards and drawers with marble effect work top surfaces, wall units

Rear Porch

Double glazed back door

Laundry Room/Wash Room

8'8 x 4'2 (2.64m x 1.27m)

W.C, 2 double glazed windows, vanity wash hand basin, plumbing for washing machine

First Floor

Stairway from the Hall to First Floor and Landing, double glazed

Bedroom 1

13'6 x 11'8 (4.11m x 3.56m)

Double glazed window, glimpses of the sea, central heating radiator

Bedroom 2

10'6 x 9'8 (3.20m x 2.95m)

Double glazed side window, central heating radiator, fitted cupboard

Bedroom 3

11'5 x 8'7 (3.48m x 2.62m)

Double glazed, central heating radiator

Bedroom 4

10'6 x 7'2 (3.20m x 2.18m)

Double glazed, central heating radiator, double door wardrobe cupboard, single cupboard

Bathroom

8'5 x 4'3 (2.57m x 1.30m)

Panel bath, w.c, wash hand basin, double glazed, part tiled walls, central heating radiator

Outside

Small private ornamental rear garden

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

MOBILE & BROADBAND CONNECTION

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

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

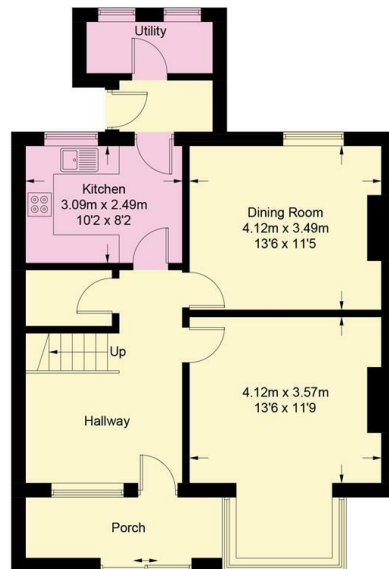
Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

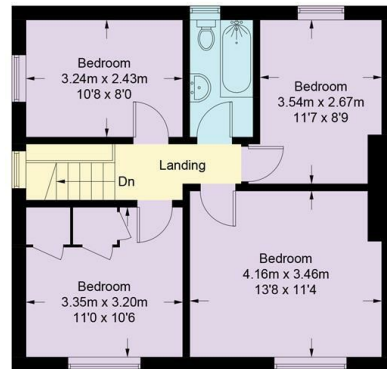


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Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft

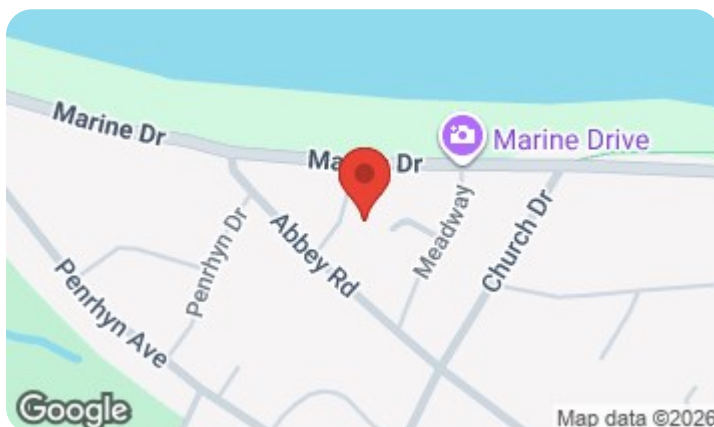


IN
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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	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	EU Directive 2002/91/EC	

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