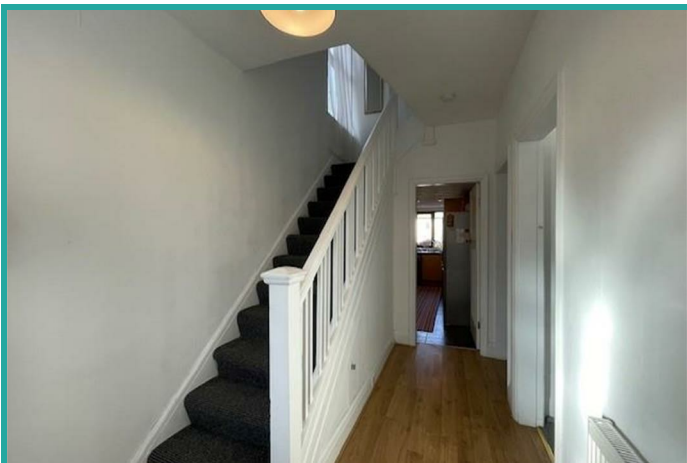




STERLING

ESTATE AGENTS & VALUERS

**28 Marine View, Rhos-on-Sea
Colwyn Bay LL28 4PQ**



£219,950

28 Marine View, Rhos-on-Sea, Colwyn Bay LL28 4PQ

Welcome to Marine View in the popular village of Rhos On Sea, Colwyn Bay! This traditional SEMI DETACHED HOUSE is well worth inspection. As you step inside, you are greeted by 2 INVITING RECEPTION ROOMS, perfect for entertaining guests or simply relaxing with your loved ones. There is a LONG FITTED GALLEY KITCHEN and built onto the side of the house is an enclosed PASSAGEWAY or USEFUL STORAGE/UTILITY. The property has 3 BEDROOMS and MODERN BATHROOM offering ample space for a growing family or those in need of a home office. Situated in a peaceful cul-de-sac, this house is located in an area that is both convenient and sought after being just a stone's throw away from the local Co-op for your daily essentials and having easy access to bus services for seamless travel around town. Don't miss this opportunity to make this house your home. With its prime location and charming features, this property is sure to capture your heart. Book a viewing today and envision the endless possibilities that await you at Marine View. Energy Rating 63D Potential 86B. Council Tax Band D Freehold. Ref CB7840

Entrance Porch

Double glazed front door, glazed inner door

Hallway

Laminate flooring, central heating radiator, under stairs cupboard

Lounge

13'4 x 12'8 (4.06m x 3.86m)

At the rear with double glazed patio doors to garden, central heating radiator

Dining Room

12'7 x 12'7 (3.84m x 3.84m)

Double glazed bow window to front aspect, central heating radiator, coved ceilings

Fitted Galley Kitchen

16'2 x 6'3 (4.93m x 1.91m)

Range of beech style base cupboards and drawers with black speckled work top surfaces, breakfast bar, 2 double glazed windows, plumbing for washing machine, stainless steel sink unit, 4 ring gas hob unit, built in oven, stainless steel cooker hood, gas central heating boiler, louvre door pantry cupboard

Side Covered Passageway

Access to front and rear, plumbing for washing machine

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

16'11 x 10'9 (5.16m x 3.28m)

Double glazed bow window to front aspect, central heating radiator

Bedroom 2

11'7 x 9'4 (3.53m x 2.84m)

Double glazed, central heating radiator, distant views to Penrhyn Bay and Little Orme

Bedroom 3

8'2 x 7'7 (2.49m x 2.31m)

Double glazed, central heating radiator

Bathroom

7'2" x 5'10" (2.2 x 1.8)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, double glazed, heated towel radiator

Outside

Lawned gardens to the rear enclosed by fencing, Garden Shed. Small front garden. Off road parking for 1 vehicle in front of the house

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.

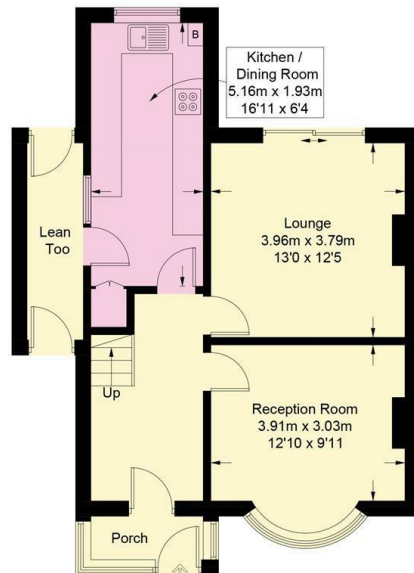
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

AGENTS NOTE

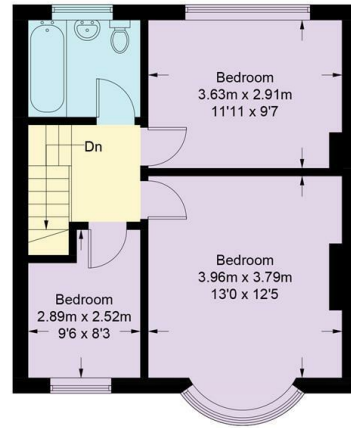


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Approximate Gross Internal Area
101.2 sq m / 1089 sq ft

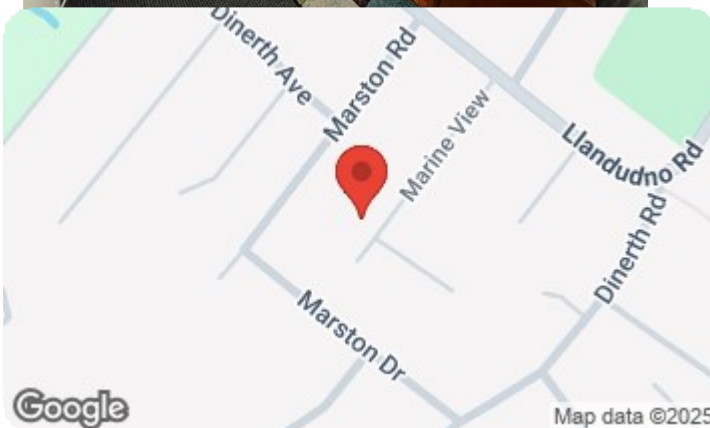


Ground Floor



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 | | 86 |
| (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 | | 86 |
| (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 | |

AGENTS NOTES;

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