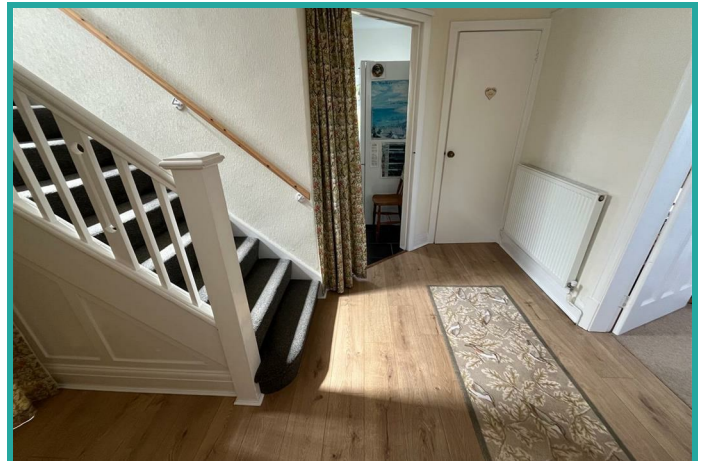




STERLING

ESTATE AGENTS & VALUERS

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



£315,000

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

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 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 brick garage is now converted into a STORE ROOM and STUDIO/OFFICE. All in well presented order the accommodation provided affords FRONT PORCH, HALL, CLOAKROOM, LOUNGE, DINING ROOM KITCHEN, REAR PORCH, SHOWER ROOM, DRIVEWAY & PARKING, GAS C.H, DOUBLE GLAZING. 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

17' x 11'3 (5.18m x 3.43m)

Double glazed french doors to rear gardens, fireplace surround with marble back and hearth, living flame gas fire, double glazed window, 2 central heating radiators

Dining Room

14'1 x 13'3 (4.29m x 4.04m)

Laminate flooring, 5 side double glazed bay window, central heating radiator, white fireplace surround with mirror mantle, tiled back and hearth

Kitchen

13'6 x 7'9 (4.11m x 2.36m)

Stainless steel sink unit, range of grey base cupboards with black work tops, central heating radiator, 2 double glazed windows, built in fridge and dishwasher, 4 ring gas hob, built in electric oven. Rear Porch, brick lower walls, double glazed

First Floor

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

Bedroom 1

14'1 x 13'5 (4.29m x 4.09m)

Double glazed 5 sided bay window, central heating radiator

Bedroom 2

13'6 x 11'3 (4.11m x 3.43m)

Double glazed window, central heating radiator, 2 roof void storage cupboards

Bedroom 3

10'2 x 7'9 (3.10m x 2.36m)

Double glazed window, central heating radiator

Shower Room

Walk in double double cubicle and shower unit, vanity wash hand basin, w.c, tiled walls, heated towel radiator, linen cupboard, double glazed window

The Garage

Driveway at the side of the house leading to the brick built garage, pebble dashed elevations beneath a tiled roof. The

garage is converted into a FRONT STORE ROOM and the rear part is a useful HOBBIES/PLAYROOM, double glazed window, power & light. 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 flower planters, stocked borders, patio area, greenhouse. Front garden with flower borders and shrubs

AGENTS NOTE

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.

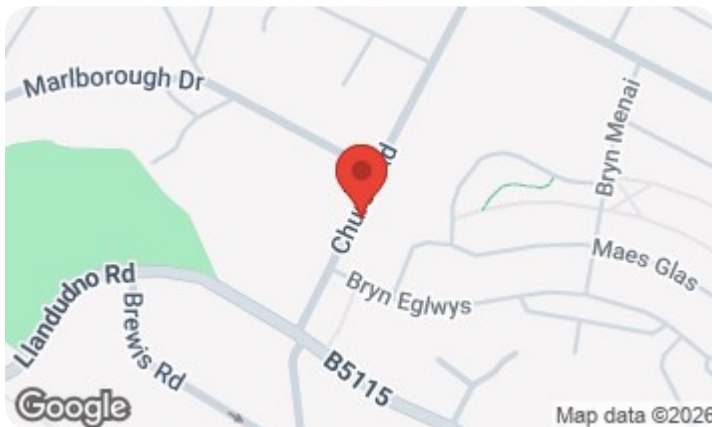
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport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





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



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		59	
(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		64	
(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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