



41 Brompton Avenue
Rhos-on-Sea, Colwyn Bay LL28 4TF

£699,950



STERLING

ESTATE AGENTS & VALUERS

In one of the sought after residential roads in Rhos-on-Sea, this outstanding DETACHED RESIDENCE offers a perfect blend of style and appeal. With 5 WELL APPOINTED BEDROOMS, FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM this home is ideal for families seeking comfort and convenience. The property boasts a RECEPTION HALL, LOVELY SOUTH FACING LOUNGE into the CONSERVATORY and DINING ROOM, providing ample space for relaxation and entertaining guests. One of the standout features of this home is the superb south-facing rear garden, the whole plot extending to approximately half an acre. This expansive outdoor space is perfect for enjoying sunny days, gardening, or hosting gatherings with family and friends. Additionally, the property includes a garage and various storage options, ensuring that all your needs are met. Parking will never be an issue here, as there is ample space for up to six vehicles. For those with an eye for potential, there may also be the possibility for development in part of the rear garden, construction of an additional driveway subject to planning and highways approval. Inside, the FITTED FAMILY KITCHEN BREAKFAST ROOM is a delightful space for culinary creations and casual dining. The conservatory adds a touch of elegance and provides a lovely aspect towards Bryn Euryn, allowing natural light to flood the home. With its generous living spaces, beautiful garden, and prime location, this property is a rare find in the desirable area of Rhos-on-Sea. Do not miss the opportunity to make this exceptional home your own. Tenure Freehold, Council Tax Band G. Awaiting EPC Ref CB8065



Entrance Porch

Double glazed front door, stained glass leaded window, tiled floor, inner door to

Reception Hall

Parquet flooring, delft rack, under stairs cupboard, central heating radiator, cloaks cupboard, double glazed window

Ground Floor Shower Room 13'2" x 6'10" (4.03 x 2.1)

Quadrant shower cubicle and unit, 2 double glazed windows, central heating radiator, vanity cupboards, pedestal wash hand basin, w.c, half tiled walls

Lovely Lounge 20'4" x 15'8" (6.2 x 4.8)

Walnut style fireplace and marble back and hearth, mirror mantle above, electric fire, leaded window either side, 2 central heating radiators, coved and decorative ceilings, double doors to

Conservatory 12'9" x 11'8" (3.89m x 3.56m)

Lower walls brick, windows double glazed, central heating radiator, access to the rear south facing gardens and aspect to Bryn Euryn

Dining Room 18'0" x 13'3" (5.5 x 4.04)

Exposed floorboards, double glazed bay window, pine fireplace and living flame gas fire, 2 central heating radiators, coved ceilings

Large Fitted Family Kitchen Breakfast Room 21'3" x 10'9" (6.5 x 3.3)

Range of Maple style base cupboards and drawers with black work top surfaces, peninsular units and breakfast bar, built in dishwasher, stainless steel sink unit, double glazed and french doors to rear gardens, stainless steel cooker hood, wall units, 2 double door cupboards, pine cupboard, central heating radiator, fireplace surround and gas point

Utility Room 10'1" x 4'3" (3.08 x 1.3)

Double glazed back door and window, plumbing for washing machine, Worcester gas central heating boiler, wall cupboards, central heating radiator

First Floor

Stairway from the Hall to First Floor and Landing, central heating radiator, pine cupboards, access to loft space

Bedroom 1 16'6" x 10'9" (5.04 x 3.3)

Exposed floorboards, central heating radiator, double glazed

window to rear garden aspect and to Bryn Euryn, built in wardrobe unit with 6 doors

Bedroom 2 16'0" x 13'5" (4.9 x 4.1)

Minster style fireplace, electric fire, fitted limed oak style wardrobe units with 6 doors, and drawer unit, double glazed bay window, coved ceilings, central heating radiator

Bedroom 3 13'5" x 8'10" (4.09 x 2.7)

Double glazed window to rear garden aspect, 2 central heating radiators, fitted 3 door mirror wardrobe

Bedroom 4 13'4" x 12'1" (4.08 x 3.7)

Double door wardrobe unit, pine cupboard, double glazed, central heating radiator

Bedroom 5 10'5" x 10'2" (3.2 x 3.1)

Double glazed, laminate flooring, central heating radiator

Family Bathroom 8'2" x 6'10" (2.5 x 2.1)

White suite of panel bath, vanity wash hand basin, heated towel radiator, tiled walls and floor, double glazed. Separate w.c, and wash hand basin, double glazed

The Garage 19'0" x 13'3" (5.8 x 4.04)

Wide driveway with plenty of parking and turning area leading to the SINGLE GARAGE matching the house, up and over door, power, water and light laid on, double glazed personal door

The Gardens

These are a truly delightful feature of the house, the rear garden having a southerly aspect, laid to lawn with established flower beds and borders. Pathways lead around the garden. There is a fish pond, patio area, sheltered sitting area, 2 outside stores, w.c, brick garden store, summer house and garden shed. There is a gazebo and at the bottom of the garden is a kitchen garden area. All in all the plot must extend to about half an acre

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. Standard 18 Mbps 1 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 1800 Mbps 220 Mbps

Various factors can affect mobile 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 and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone_ Good outdoor, variable in-home

AGENTS NOTE

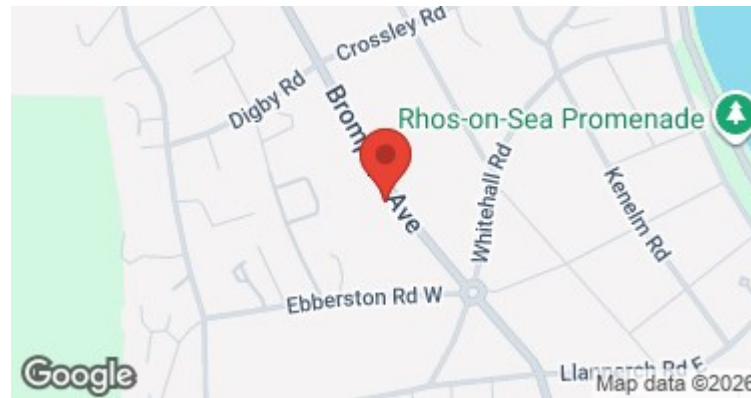
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Total energy efficient - lower running costs			
92-100	A	102 environmentally friendly - lower CO ₂ emissions	A
81-91	B	89-101	B
69-80	C	77-88	C
55-68	D	65-76	D
43-54	E	53-64	E
31-42	F	41-52	F
21-30	G	29-40	G
1-20		1-28	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AGENTS NOTES;

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e mail sales@sterlingstates.co.uk and web site www.sterlingstates.co.uk

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