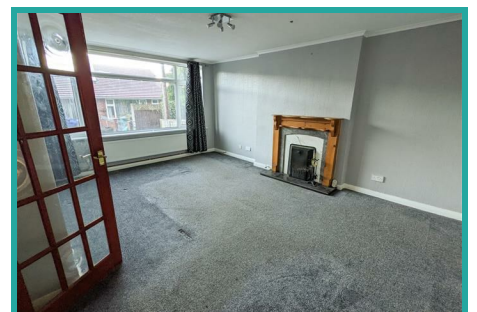
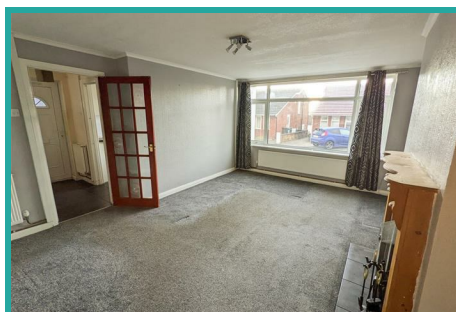
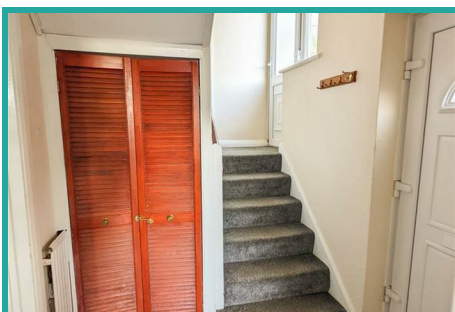




22 Rhiw Grange, Colwyn Bay, Conwy LL29 7TT

Asking Price £165,000

A well presented 3 bedroom house situated in a cul-de-sac off Rhiw Road. An ideal family home in a popular location close to the amenities of Colwyn Bay. The interior offers spacious accommodation over 3 levels. The accommodation affords Entrance Hall, Lounge, Kitchen and 3 bedrooms. Bedrooms 2 and 3 are situated on the upper level and the top level comprises the master bedroom and a family bathroom with shower. A small private garden backs on to the Old Highway. The property benefits from a single garage and there is parking available to the front of the property. CB7297 Awaiting EPC



Entrance

Double glazed front door off the side elevation to HALL, central heating radiator, louvre door cupboard

Lounge

16'8 x 11'6 (5.08m x 3.51m)

Double glazed window to front elevation, 2 central heating radiators, fireplace and marble back, tiled hearth

Kitchen

8'11 x 6'11 (2.72m x 2.11m)

Stainless steel sink unit, 2 double glazed windows, tiled floor, white base cupboards and drawers with black work top surfaces, 4 ring electric hob unit, built in oven, cooker extractor hood, plumbing for washing machine

Upper Level

Double glazed back door and window

Bedroom 2

9'11 x 9'8 (3.02m x 2.95m)

Double glazed, central heating radiator

Bedroom 3

8'6 x 6'7 (2.59m x 2.01m)

Double glazed, central heating radiator

Top Level

Built in airing cupboard and gas central heating boiler

Bedroom 1

16'7" x 11'6" (5.08m x 3.53m)

Double glazed window to front aspect and some sea views, central heating radiator

Bathroom

8'10 x 6'11 (2.69m x 2.11m)

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

Garage

To the side of the house is the SINGLE GARAGE with up and over door

Outside

Ornamental front garden with space for a car. Private rear garden backing onto the Old Highway

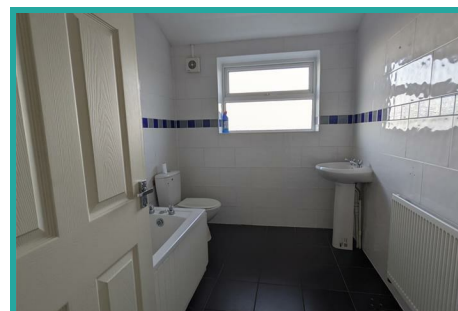
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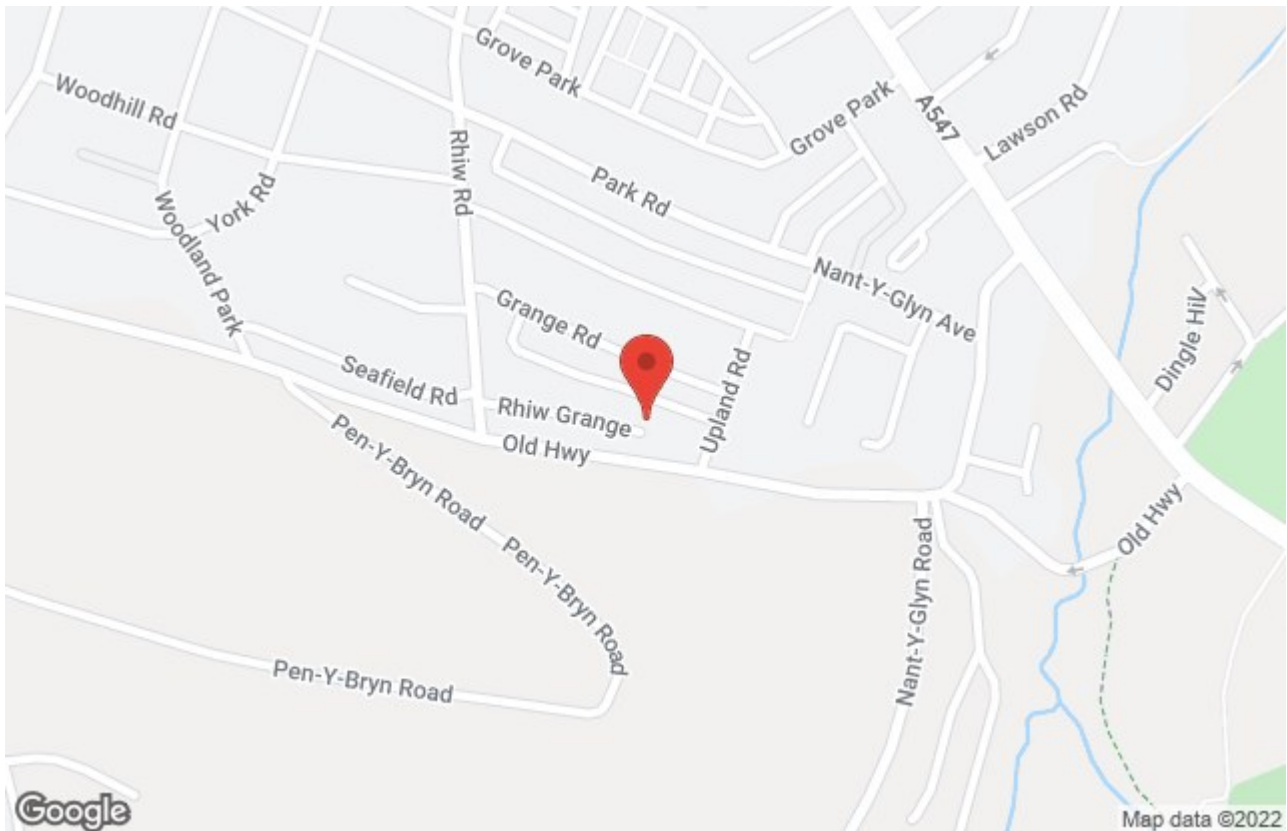
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

AGENTS NOTES;

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