



**STERLING**

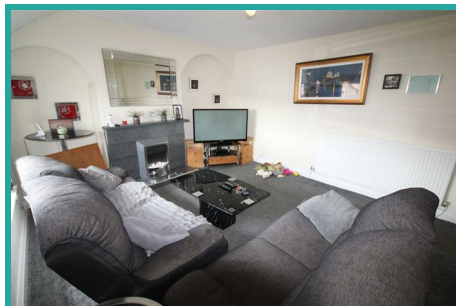
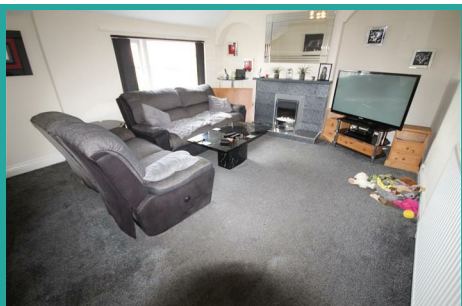
ESTATE AGENTS & VALUERS



## Top Floor 31 Rhos Road, Rhos-on-Sea, Colwyn Bay LL28 4RS

**Asking Price £149,950**

For those seeking a home with all the facilities on the door step or holiday/investment opportunity, this character TOP FLOOR FLAT with EXCELLENT LOFT HOBBIES ROOM offers interesting accommodation, well presented by the present owners. Just two minutes from the promenade, the cafes and restaurants in the village and on a bus route the flat features COMMUNAL HALL & STAIRS TO FIRST FLOOR. DOOR & STAIRS TO TOP FLOOR, LARGE LANDING, SPACIOUS LOUNGE, KITCHEN, 2 BEDROOMS, UTILITY ROOM & BATHROOM, MOSTLY DOUBLE GLAZED and GAS C.H. EPC 57D Potential 66D Ref CB7579



### Entrance

Communal Hall, stairs to First Floor, Door and Stairs to Top Flat, Large Landing, central heating radiator,, double glazed velux window

### Spacious Lounge

17'0" x 13'5" (5.2 x 4.09)

Double glazed window having a pleasant outlook to the wooded hillside, fireplace surround with electric fire, central heating radiator

### Kitchen

11'9" x 9'2" (3.6 x 2.8)

Double glazed window, central heating radiator, sink unit, beech style base cupboards and drawers with black work top surfaces, wall units, 4 ring gas hob unit, built in electric oven, breakfast bar, central heating radiator, larder cupboard and gas central heating boiler

### Bedroom 1

12'5" x 8'6" (3.8 x 2.6)

Double glazed, central heating radiator, double door wardrobe cupboard and 6 top cupboards

### Bedroom 2

16'0" x 7'10" (4.9 x 2.4)

Central heating radiator

### Utility Room

9'6" x 6'2" (2.9 x 1.9)

Stainless steel sink unit, double glazed velux window, plumbing for washing machine

### Bathroom

5'6" x 5'2" (1.7 x 1.6)

Panel bath, Mira shower unit, pedestal wash hand basin, upvc walls, shaver point, heated towel radiator, Separate w.c, central heating radiator

### Superb Loft Hobbies Room

24'3" x 18'4 max (7.39m x 5.59m max)

Accessed by a folding drop down ladder on the landing, pitched ceiling, 2 double glazed windows and aspect over Rhos and the sea, exposed brick walls at either end

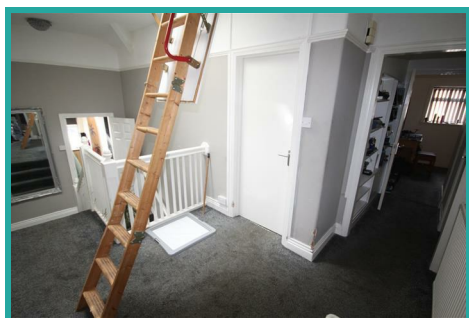
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home

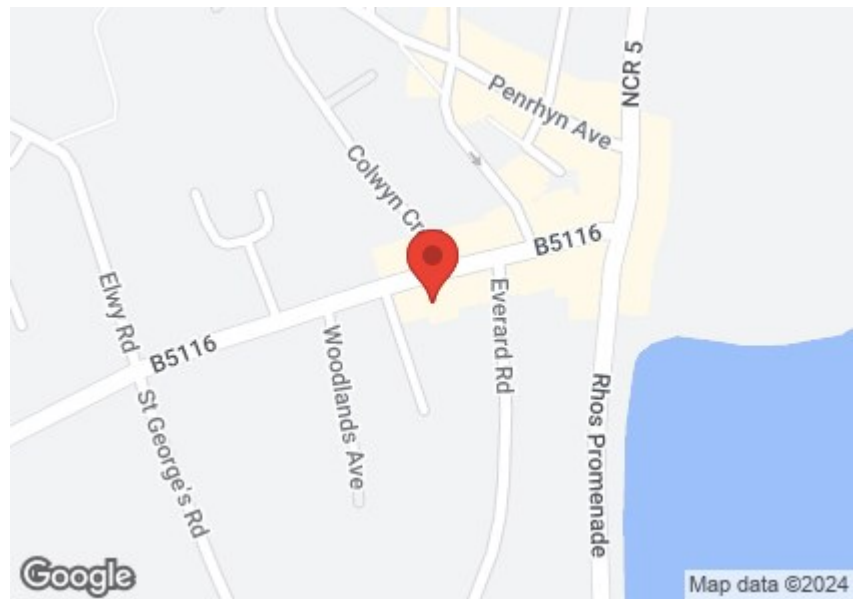
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(03-00) C			
(05-08) D			
(09-54) E		59	66
(01-09) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



#### AGENTS NOTES;

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