



STERLING

ESTATE AGENTS & VALUERS

**25 Llwyn Onn, Rhos-on-Sea
Colwyn Bay LL28 4BZ**



£209,950

25 Llwyn Onn, Rhos-on-Sea, Colwyn Bay LL28 4BZ

Located at the head of a small cul-de-sac with distant views to the sea from upstairs. A DETACHED 3 BEDROOM HOUSE near to Rhos Junior School and close to the amenities in Rhos village, the beach and promenade. The house has been re-wired, new central heating installed and a new kitchen fitted 2 years ago. Double fronted in style the accommodation affords HALL, LOUNGE, LOG/STORE ROOM off, FITTED KITCHEN LEADING INTO THE DINING ROOM, SIDE CONSERVATORY, 3 BEDROOMS & BATHROOM. PRIVATE REAR GARDENS, DOUBLE GLAZING. Energy Rating 63D Potential 83B Ref CB7686

Hall

Double glazed front door, central heating radiator

Lounge

17'5 x 11' (5.31m x 3.35m)

Double glazed window to front and side and patio doors to the private garden, wood burner, central heating radiator

Log Store/Utility

10' x 4'5 (3.05m x 1.35m)

Access to rear gardens

Fitted Kitchen and Dining Room

18' 8' x 11 (5.49m 2.44m x 3.35m)

Art Nouveau style open coal fireplace and floral tiled inset, double glazed, central heating radiator. The kitchen has a range of cream style base cupboards and drawers with black sparkle design work top surfaces, 2 double glazed windows, matching splash back, plumbing for dishwasher, pan drawers, tall larder cupboard

Side Conservatory

9'9 x 7'5 (2.97m x 2.26m)

Double glazed, plumbing for washing machine

First Floor

Stairway off the Hall to First Floor and Landing built in airing cupboard and gas central heating boiler, slingsby ladder to loft space

Bedroom 1

15' x 10 (4.57m x 3.05m)

Vertical radiator, 3 double glazed windows, distant sea views

Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Central heating radiator, 2 double glazed windows, distant sea views

Bedroom 3

9'10 x 6'10 (3.00m x 2.08m)

Central heating radiator, 2 double glazed windows

Bathroom & Shower

6'10 x 6'5 (2.08m x 1.96m)

White suite of panel bath, Triton shower and screen, w.c, pedestal wash hand basin, double glazed, heated towel radiator, black sparkle design surround

Outside

The garden is private and sheltered with various seating areas including a newly landscaped paved seating area with pond and two garden sheds.

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.

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AGENTS NOTE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(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			83
(69-80) C			
(55-68) D		69	
(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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