



**STERLING**

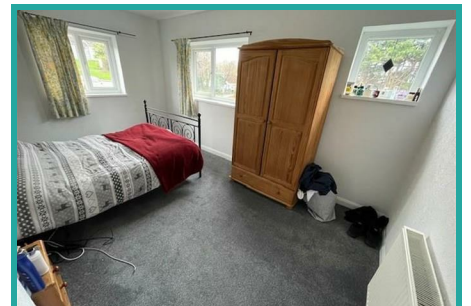
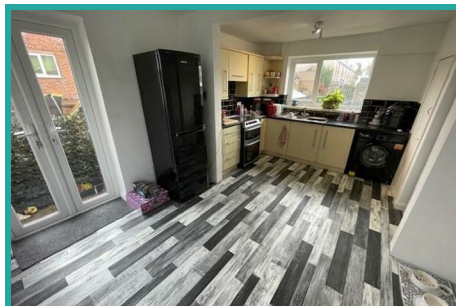
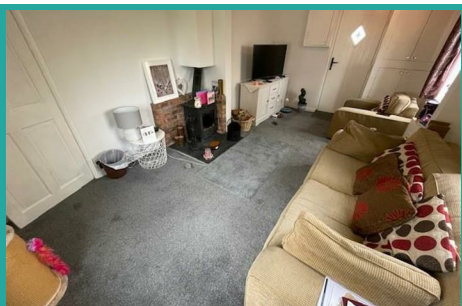
ESTATE AGENTS & VALUERS



### 3 Bryn Menai, Rhos-on-Sea, Colwyn Bay LL28 4BQ

**£199,500**

Double fronted in design, a DETACHED 3 BEDROOM HOUSE in a popular location opposite Rhos Junior School and within easy reach of the amenities in Rhos village, the beach and promenade. Of particular note is the driveway at the back of the house providing OFF ROAD PARKING. The accommodation provided affords HALL, LARGE LOUNGE with wood burner, TRIPLE ASPECT KITCHEN DINING ROOM, BATHROOM, GAS C.H and DOUBLE GLAZING. The rear garden is mainly ornamental and there is a lawn at the front. Energy Rating D64 Potential B82. Ref CB7679



## Hallway

Double glazed front door to Hall central heating radiator

## Lounge

17'10 x 11'3 (5.44m x 3.43m)

Central heating radiator, 3 double glazed windows,,double glazed back door, meter cupboard, double door cupboard and gas central heating boiler, wood burner

## Kitchen Dining Room

17'1 x 10'10 (5.21m x 3.30m)

Range of wood grain base cupboards and drawers with black work top surfaces. 2 double glazed windows and double glazed french doors to side garden, stainless steel sink unit, plumbing for washing machine, pantry cupboard, wall cupboards, Cannon 4 ring gas upright cooker

## First Floor

Landing

## Bedroom 1

14'11 x 10 (4.55m x 3.05m)

Central heating radiator, 3 double glazed windows

## Bedroom 2

11'4 x 10 (3.45m x 3.05m)

Central heating radiator, 2 double glazed windows

## Bedroom 3

10'3 x 7' (3.12m x 2.13m)

Central heating radiator, 2 double glazed windows

## Bathroom

8'1 x 6 (2.46m x 1.83m)

Panel bath, pedestal wash hand basin, w.c, walk in shower, double glazed

## Outside

Ornamental rear garden laid with chippings. Garden Shed. Concrete driveway off the rear lane providing OFF ROAD PARKING. The garden is enclosed by brick walls and fencing

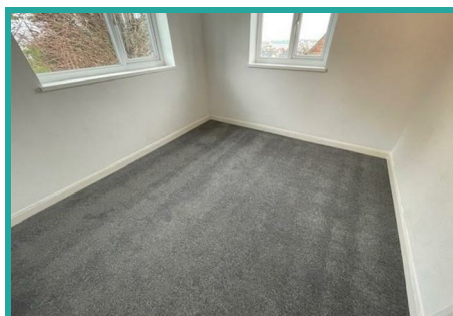
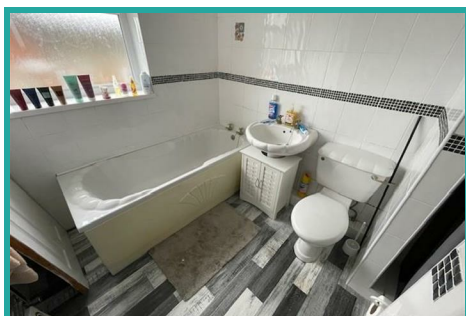
## AGENTS NOTE

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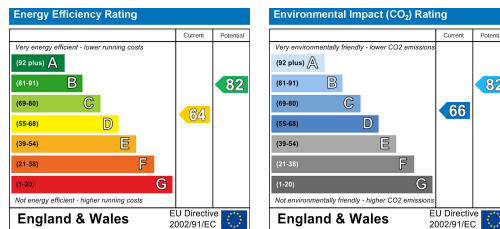
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**AGENTS NOTES;**

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