



Apartment 2 Sunnydowns, Rhos-on-Sea, Colwyn Bay LL28 4NU £229,950

One of only nine apartments in this quality development, constructed and appointed to a high standard. A GROUND FLOOR APARTMENT, there is a secure communal entrance with stairs and lift to all floors and outside communal grounds with allocated parking and visitor parking. Situated in the desirable area of Rhos on Sea and only a short walk to local amenities and the promenade. With vacant possession and NO ONGONG CHAIN the ready to walk into accommodation affords HALLWAY, LARGE OPEN PLAN LIVING, DINING & FITTED KITCHEN, BEDROOM 1 with EN SUITE, BEDROOM 2, MAIN BATHROOM, LEASEHOLD. Energy Rating B83 Ref CB7729







Entrance Hallway

Built in double door store/airing cupboard, central heating radiator

Large Lounge, Dining and Fitted Kitchen

17'9 x 12' and 10'6 x 6'7 (5.41m x 3.66m and 3.20m x 2.01m)

A lovely open plan room with double glazed square bay window, central heating radiator, the kitchen area is fitted with a range of base cupboards and drawers, work top units, built in hob unit and oven, cooker extractor hood, single drainer sink unit, dishwasher and a fridge freezer.

Bedroom 1

17'9 x 9'8 (5.41m x 2.95m)

Double glazed window and french doors to rear sitting area, central heating radiator

En Suite Shower Room

Shower cubicle and unit, w.c, vanity wash hand basin, heated towel radiator

Bedroom 2

13'7 x 9'4 (4.14m x 2.84m)

Double glazed bay window to the side, central heating radiator

Main Bathroom

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

Panel bath with an over the bath shower, vanity wash hand basin, w.c, heated towel radiator, part tiled

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

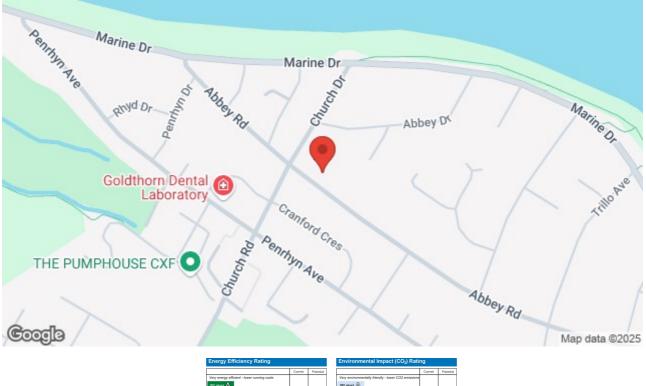
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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

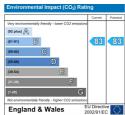




example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.



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