



STERLING

ESTATE AGENTS & VALUERS



Apartment 4 Sunnydowns, Rhos-on-Sea, Colwyn Bay LL28 4NU

£199,950

Sunnydowns is a high quality development of 9 apartments in a sought after residential part of Rhos-on-Sea.

There is a secure communal entrance with stairs and lift to all floors and outside communal grounds with allocated parking and visitor parking. Apartment 4 is located on the first floor affording modern open plan living with a HUGE LOUNGE DINING and FITTED KITCHEN with french doors onto a SOUTH FACING BALCONY, the MASTER BEDROOM has access onto the BALCONY, MAIN BATHROOM and UTILITY CUPBOARD. The apartment is double glazed and centrally heated. The apartment is Leasehold for 999 years from 1 January 2017. Energy Rating B83 Potential B83 Ref CB7755



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Long Entrance Hall

Radiator, built in double door utility cupboard

Large Open Plan Lounge, Dining and Fitted Kitchen

14'8 x 11'10 (4.47m x 3.61m)

Radiator, double glazed french doors onto the south facing Balcony

The Kitchen

9'1 x 7'8 (2.77m x 2.34m)

Fitted with a range of base cupboards and drawers in an L shape design, work top surfaces, 4 ring electric induction hob unit, built in oven, single drainer sink unit, wall cupboards, cooker extractor hood, built in fridge freezer, inset lighting

Bedroom

18'7 x 9 (5.66m x 2.74m)

Radiator, double glazed french door leading onto the south facing balcony

Modern Bathroom

9'7 x 5'4 (2.92m x 1.63m)

Panel bath, wash hand basin, w.c, heated towel radiator, tiled walls, fitted shower over the bath, shower screen

Outside

Well kept communal gardens and allocated car parking space

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

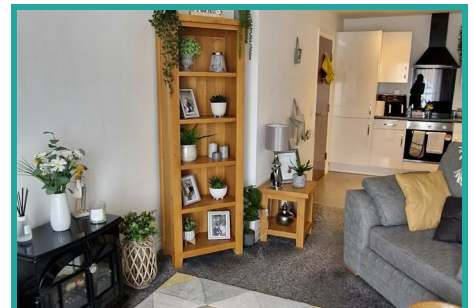
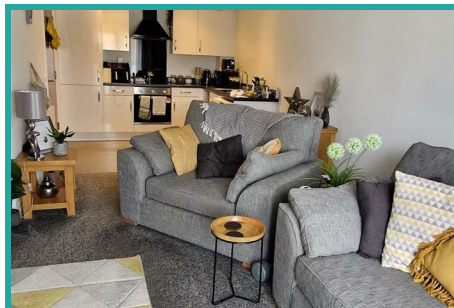
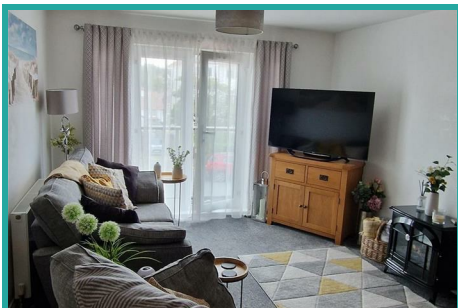
Agents on 01492-534477 e mail

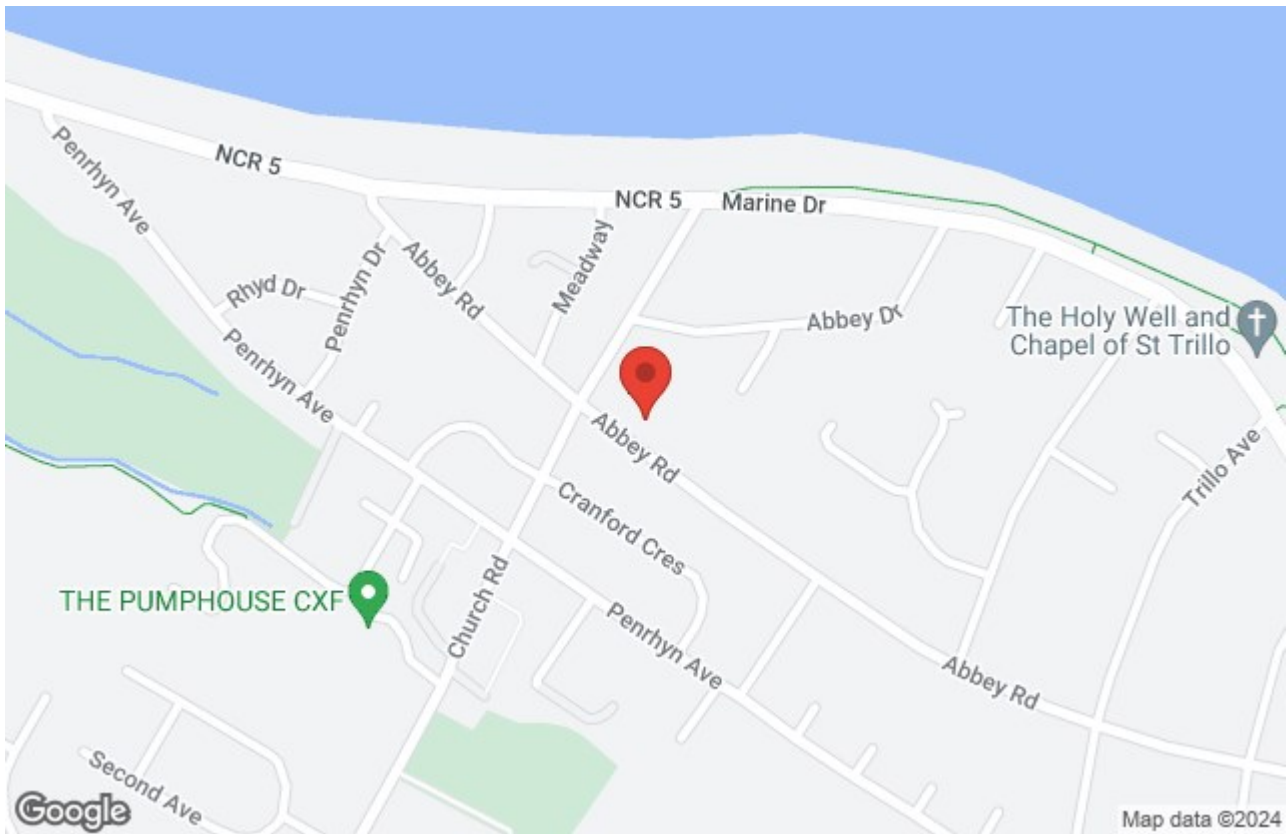
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		83	83
(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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