



STERLING

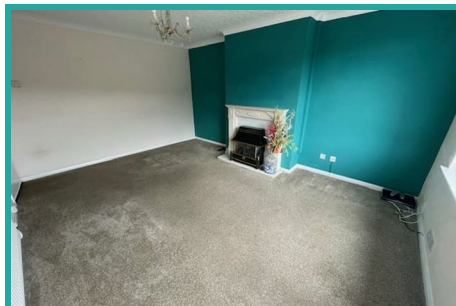
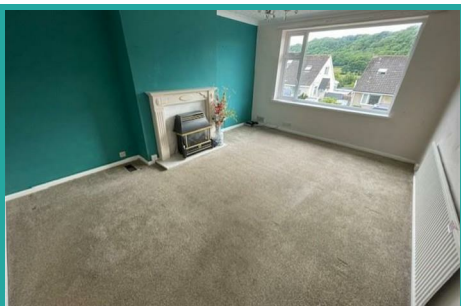
ESTATE AGENTS & VALUERS



1 Crafnant Road, Rhos-on-Sea, Colwyn Bay LL28 4SS

£220,000

In a popular residential area of similar bungalow homes and on a local bus route, a 2 BEDROOM SEMI DETACHED BUNGALOW and GARAGE. Set slightly elevated above road level there are distant views to the hills and mountains from the front. Sold as seen and with NO ONGOING CHAIN the accommodation affords PORCH, HALL, LOUNGE, 2 BEDROOM, KITCHEN BREAKFAST ROOM and SHOWER ROOM, Gas C.H and Double Glazing. Energy Rating 68D Potential 84B. Council Tax Band D, Freehold Ref CB7771



Entrance

Porch off the side elevation, inner door to Hall built in cupboard

Lounge

16'1 x 12'2 (4.90m x 3.71m)

Central heating radiator, double glazed picture window to front aspect, fireplace and gas fire, coved ceilings

Kitchen Breakfast Room

11'10 x 10'2 (3.61m x 3.10m)

Range of cream design base cupboards and drawers and green work top surfaces, 2 double glazed windows and back door, plumbing for washing machine, wall cupboards, central heating radiator, cooker extractor hood, pantry cupboard

Bedroom 1

12'6 x 12'1 (3.81m x 3.68m)

Double glazed, central heating radiator, 2 double glazed windows

Bedroom 2

10'2 x 9'10 (3.10m x 3.00m)

Double glazed window and french door to rear gardens double door wardrobe cupboard, central heating radiator, Logic gas central heating boiler

Shower Room

6'4 x 5'7 (1.93m x 1.70m)

Walk in shower cubicle, pedestal wash hand basin, w.c, double glazed, upvc walls, part tiled, central heating radiator

The Garage

Driveway at the side of the bungalow leading to the Single Garage, up and over door

The Gardens

Rear garden well stocked with flower plants and shrubs, patio area, lawns and hedges, small front garden

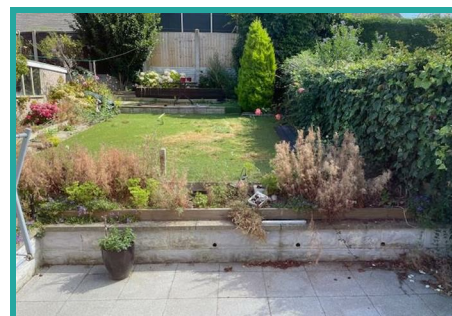
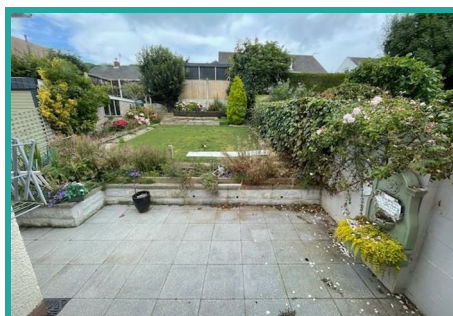
AGENTS NOTE

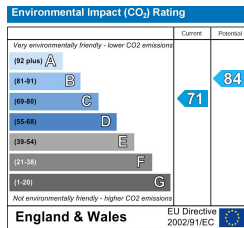
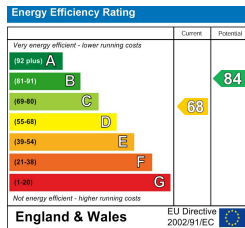
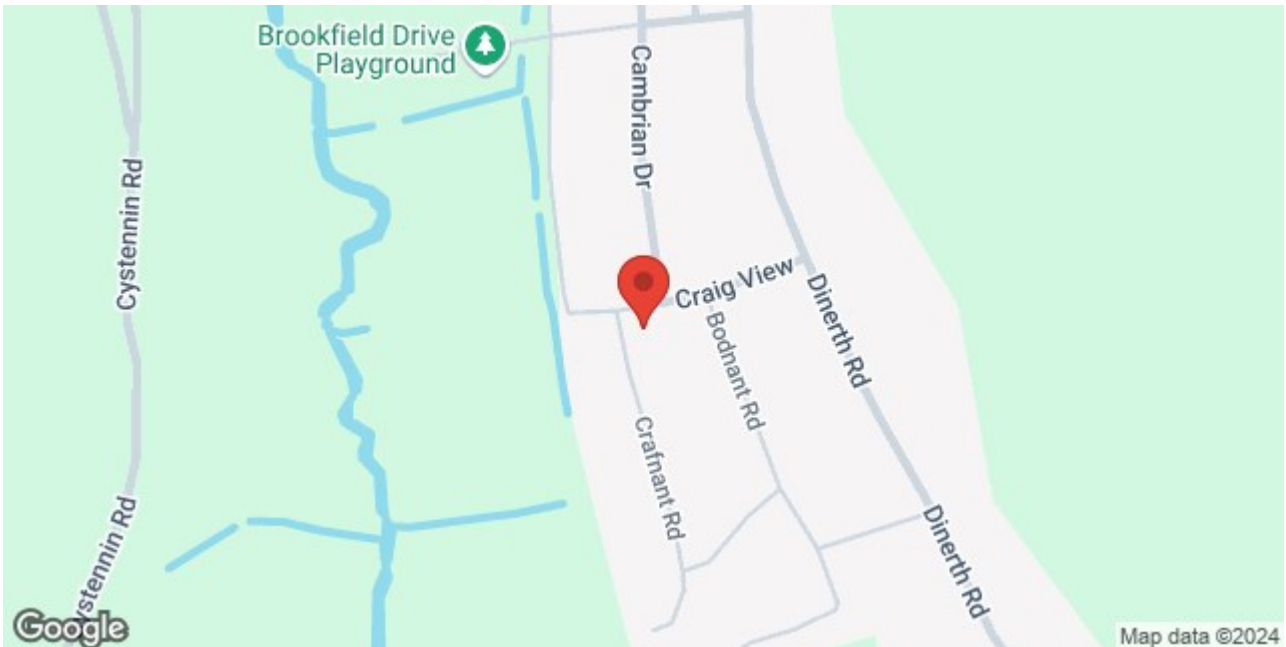
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





AGENTS NOTES;

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.

