

**15 Alwen Drive, Rhos-on-Sea
Colwyn Bay LL28 4YB**



£269,500

15 Alwen Drive, Rhos-on-Sea, Colwyn Bay LL28 4YB

A surprisingly spacious DETACHED 3 BEDROOM BUNGALOW located in a popular residential road not far from the Co-op and bus services on Llandudno Road. The bungalow has been well maintained over recent years being ready to walk into and what was the integral garage is now bedroom 3. There is still room for off road parking. Of particular note are the lovely private rear gardens and an extensive loft area with excellent potential to convert, subject to consent and building regulations. From the L SHAPED HALWAY is the LARGE LOUNGE, FITTED KITCHEN, MODERN SHOWER ROOM, GAS C.H, DOUBLE GLAZING. Council Tax Band E. Energy Rating 68D Potential 83B. Freehold. Vacant Possession on completion and NO ONGOING CHAIN. Ref CB7814

Entrance

Double glazed front door to L shaped Hallway

web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home.

Large Lounge

18'0" x 12'9" (5.5 x 3.9)

Marble fireplace surround with living flame gas fire, 2 double glazed windows, 2 central heating radiators, coved ceilings

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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

Fitted Kitchen

13'9" x 11'1" (4.2 x 3.4)

Sink unit, range of base cupboards and drawers with black work top surfaces, 2 double glazed windows and back door, wall cupboards, plumbing for washing machine, fridge freezer

Bedroom 1

12'9" x 10'2" (3.9 x 3.1)

Fitted wardrobe unit with 5 doors, half robe, double door wardrobe, chest drawer units, double glazed, central heating radiator

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Double glazed, central heating radiator

Bedroom 3

12'9" x 8'10" (3.9 x 2.7)

Double glazed, central heating radiator, louvre door wardrobe cupboard

Modern Shower Room

9'11" x 5'6" (3.03 x 1.7)

Wal in double shower cubicle and unit, heated towel radiator, double glazed, w.c, vanity wash hand basin, wall mirror and light

Outside

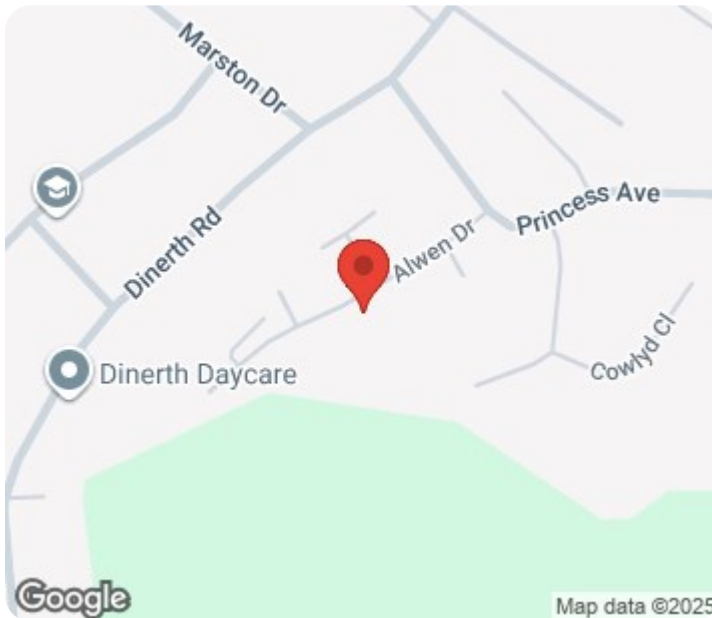
Lovely private rear gardens with paved patio area, lawn, flower borders, plants and flowering trees, upvc garden store, wide driveway at the front with off road parking for 2 cars and front lawn

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		83
(81-91) B		
(69-80) C	71	
(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;

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.