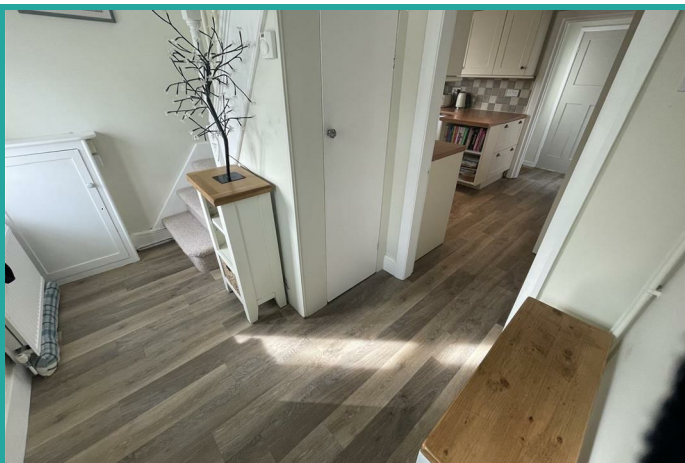


**Seacote 1 Greenway, Rhos-on-Sea
Colwyn Bay LL28 4PH**



£345,000

Seacote 1 Greenway, Rhos-on-Sea, Colwyn Bay LL28 4PH

This delightful DETACHED RESIDENCE on Greenway offers a perfect blend of comfort and style, with its cottage influence, the property exudes a warm and inviting atmosphere, making it an ideal family home or a serene retreat. Situated in an excellent residential position just off the picturesque Marine Drive promenade, this property is perfectly located for those who enjoy seaside walks and the beauty of nature. The pretty stocked gardens surrounding the home enhance its appeal, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The property features a LARGE LOUNGE, DINING ROOM, FITTED KITCHEN, REAR HALL & CLOAKROOM. Upstairs there are 3 BEDROOMS and MODERN SHOWER ROOM. The interior has been thoughtfully decorated with a delightful 'beach' theme, creating a refreshing and tranquil environment that reflects the coastal charm of the area. This charming home is not just a place to live; it is a lifestyle choice, inviting you to embrace the coastal living experience in a beautiful setting. Whether you are looking for a family home or a peaceful getaway, this residence is sure to impress. The house is well placed for Rhos village and Golf Course. Tenure Freehold. Council Tax Band E. Energy Rating 56D Potential 80C Ref CB7875

Entrance

Double glazed front door to Porch, double glazed inner door

Hall

Central heating radiator, wood grain style flooring, under stairs cupboard, meter cupboard

Lovely Spacious Lounge

23'3" x 13'2" (7.09 x 4.03)

Double glazed bay window and side window, louvre window shutter blinds, 2 central heating radiators, coved ceilings, fireplace surround with floral tiled inset, living flame gas fire, glazed double doors to

Dining Room

13'2" x 6'10" (4.03 x 2.1)

Double glazed window with louvre shutter blinds, central heating radiator

Fitted Kitchen

10'2" x 9'10" (3.1 x 3.02)

Single drainer sink unit, wall and base cupboards in cream, wood strip design work top surfaces, plumbing for dishwasher, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, 2 larger cupboards and compartments, peninsular breakfast bar

Rear Hall

Double glazed back door

Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, access to loft

Bedroom 1

11'5" x 10'5" (3.5 x 3.2)

Double glazed window with louvre shutter blinds, some sea views, central heating radiator, double door wardrobe unit

Bedroom 2

11'9" x 9'6" (3.6 x 2.9)

Double glazed, central heating radiator

Bedroom 3

9'11" x 8'6" (3.04 x 2.6)

Double glazed, central heating radiator, double door cupboard and wardrobe, tall compartment unit

Large Modern Shower Room

10'1" x 6'10" (3.08 x 2.1)

Walk in double shower cubicle and unit, w.c, wash bowl and

cupboard, vertical radiator, double glazed, wood grain design flooring,

Outside

Driveway at the side of the house. Lovely stocked gardens to front and side with colourful flower beds and borders, patio area, small lawn, Garden Shed, Tall boiler store housing the gas central heating boiler

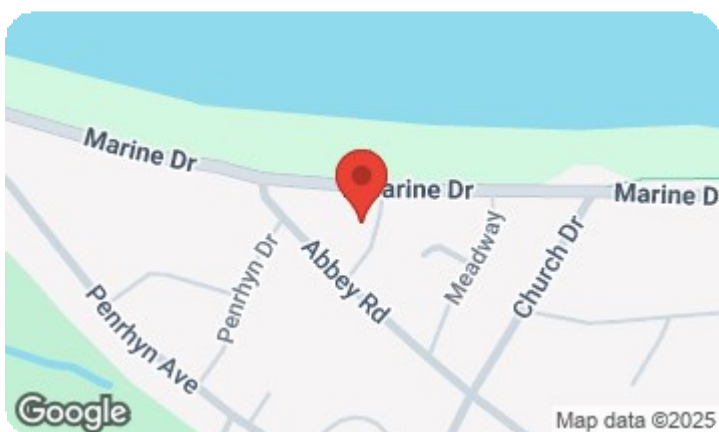
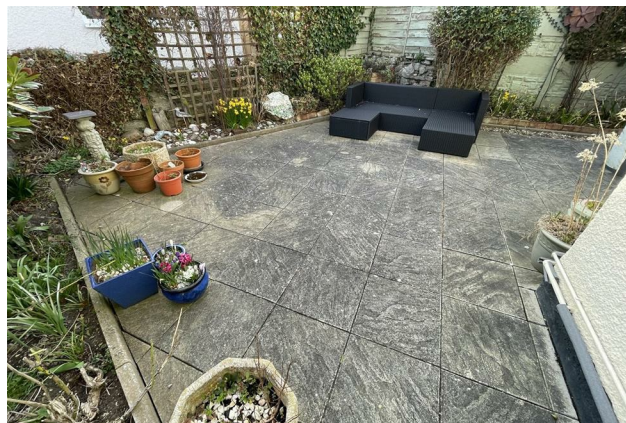
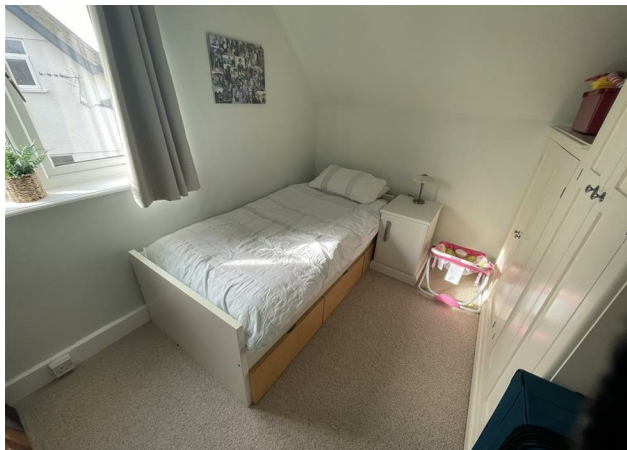
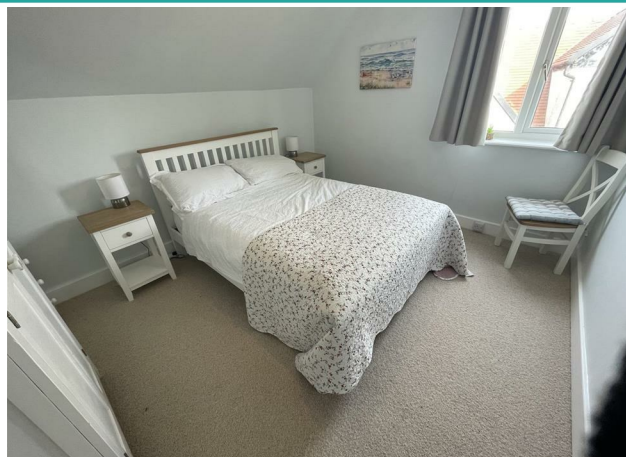
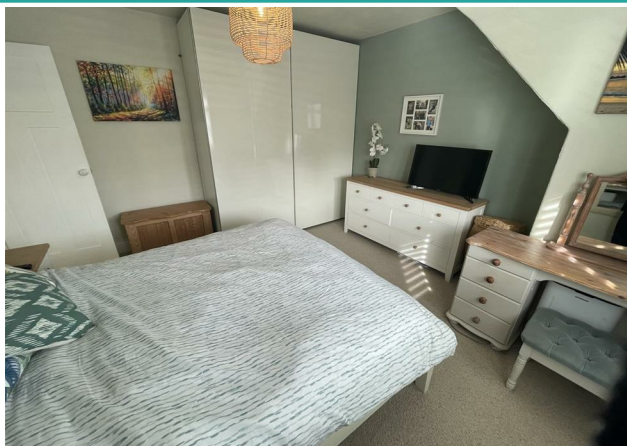
AGENTS NOTE

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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		80		67	80
	56				

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.