

**2 Brewis Road, Rhos-on-Sea
Colwyn Bay LL28 4UA**



£374,950

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A quality DETACHED 3 BEDROOM BUNGALOW of excellent proportions set in large corner gardens in an established residential part of Rhos. The bungalow offers great potential to convert the attic space into further bedrooms, subject to planning consent. The hallway measures 25' long x 6'2" wide giving space for a staircase. On the back of the bungalow is a superb 20' SUN LOUNGE/CONSERVATORY overlooking the distant sea views. Off the HALLWAY is the LOUNGE, DINING ROOM/BEDROOM 3, FITTED KITCHEN BREAKFAST ROOM and WET ROOM. Outside the long driveway gives access to the INTEGRAL GARAGE with LOFT ROOM. The bungalow is not far from the local Co-op Store and bus services. EPC E51 Potential C74 Ref CB7715

Front Porch

Glazed inner door to

Long Hallway

25'3" x 6'2" (7.7 x 1.9)

Dado rail, coved ceilings, 2 central heating radiator

Lounge

17'8" x 11'9" (5.4 x 3.6)

Into double glazed square bay window, coved ceilings, 2 central heating radiators, double glazed side window

Dining Room/Bedroom 3

12'5" x 10'9" (3.8 x 3.3)

Central heating radiator, panelled walls, double glazed, coved ceilings

Kitchen Breakfast Room

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

A double aspect room and well fitted with a range of beige design base cupboards and drawers, brown leather look work top surfaces, wall cupboards, larder cupboard, 4 ring gas hob unit, built in electric oven, cooker extractor hood, double door freezer cupboard and glazed units, central heating radiator

Excellent Conservatory/Sun Lounge

20'0" x 7'6" (6.1 x 2.3)

Panelled walls, double glazed, distant sea views, central heating radiator, access onto the gardens

Bedroom 1

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

Double glazed square bay window, 2 central heating radiators, coved ceilings, wardrobe cupboard

Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Double glazed side window, central heating radiator, coved ceilings, fitted wardrobe units and top cupboards

Wet Room

8'6" x 8'6" (2.6 x 2.6)

Double shower cubicle and unit, pedestal wash hand basin, w.c, tiled walls in beige, heated towel radiator, central heating radiator

The Garage

14'1" x 12'5" (4.3 x 3.8)

Long decorative brick driveway at the side of the bungalow leading to the INTEGRAL GARAGE off the rear elevation, double doors, gas central heating boiler, plumbing for washing machine, internal staircase to useful LOFT ROOM having a height of 1.7m

The Grounds

The bungalow occupies a large corner plot laid to lawn at the front and side enclosed by stone boundary walls, At the back of the bungalow is a south facing Summer House and distant views to the sea

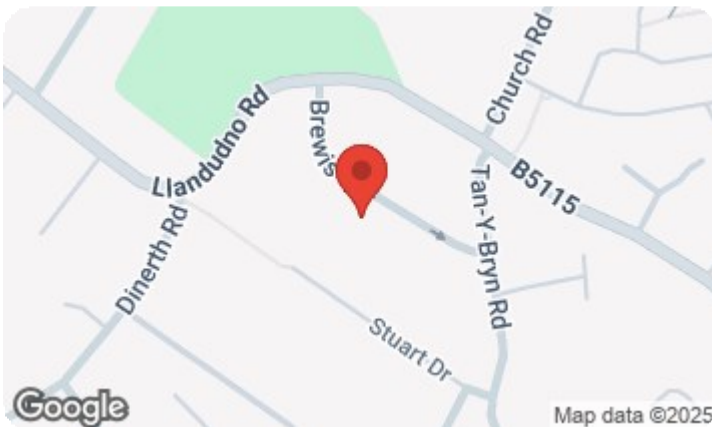
AGENTS NOTE

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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	74
	51
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 (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	74
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