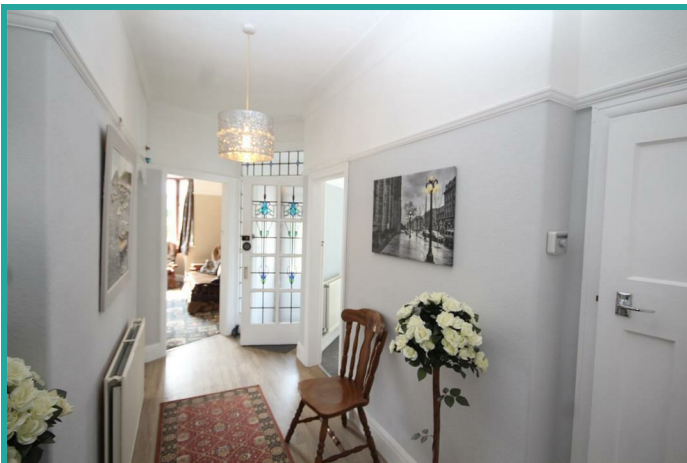


**20 Princess Avenue, Rhos-on-Sea
Colwyn Bay LL28 4UT**



£259,950

20 Princess Avenue, Rhos-on-Sea, Colwyn Bay LL28 4UT

Located in a favoured residential road, just around the corner from the Co-op Store, regulars bus services, Hairdressing Salon and College. A DETACHED 2 BEDROOM BUNGALOW with ample OFF ROAD PARKING, brick built with pebble dashed elevations beneath a tiled roof. The bungalow is ready for occupation as there is NO ONGOING CHAIN and has been updated by the present owner yet retaining the original features. From the ENTRANCE PORCH is the HALLWAY, FRONT LOUNGE, BATHROOM, SEPARATE W.C, DINING ROOM, KITCHEN, OUTSIDE UTILITY and OUTSIDE STORE ROOM/OFFICE, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING, Tenure Freehold, Council Tax Band E, Energy Rating 53E Potential 82B. Ref CB7905

Entrance Porch

Double glazed front door, leaded glass inner door to

Hallway

Central heating radiator, coved ceilings

Lounge

16'0" x 11'9" (4.9 x 3.6)

Double glazed bay window, coved ceilings, central heating radiator

Dining Room

10'9" x 8'6" (3.3 x 2.6)

Double glazed, central heating radiator, mahogany style fireplace surround with tiled back, double door cupboard

Walk in Box Room

8'6" x 3'3" (2.6 x 1)

Fitted cupboard, gas central heating boiler, double glazed

Kitchen

8'10" x 6'2" (2.7 x 1.9)

Stainless steel sink unit, wall and base cupboards and drawers, wood grain style work top surfaces, part tiled walls, tiled floor, central heating radiator, alcove off with built in 4 ring electric hob unit and oven, part tiled, double glazed

Bedroom 1

10'5" x 8'10" (3.2 x 2.7)

Double glazed, central heating radiator, coved ceilings

Bedroom 2

15'5" x 12'1" (4.7 x 3.7)

Double glazed bay window, mahogany style fireplace with tiled back, coved ceilings, central heating radiator

Bathroom

7'9 x 6'10 (2.36m x 2.08m)

Primrose cast bath, pedestal wash hand basin, vitreolite glass half tiled walls, linen cupboard, double glazed, radiator, Separate w.c. double glazed

Outside Store Workroom/Study

6'2" x 4'11" (1.9 x 1.5)

Panelled walls, double glazed window and door. Outside utility store, plumbing for washing machine

Former Garage/Workshop

15'1" x 7'6" (4.6 x 2.3)

Concrete sectional, NO CAR ACCESS

The Gardens

Lawn at the rear and front, borders and pathways, wide driveway providing ample off road parking for 3-4 cars

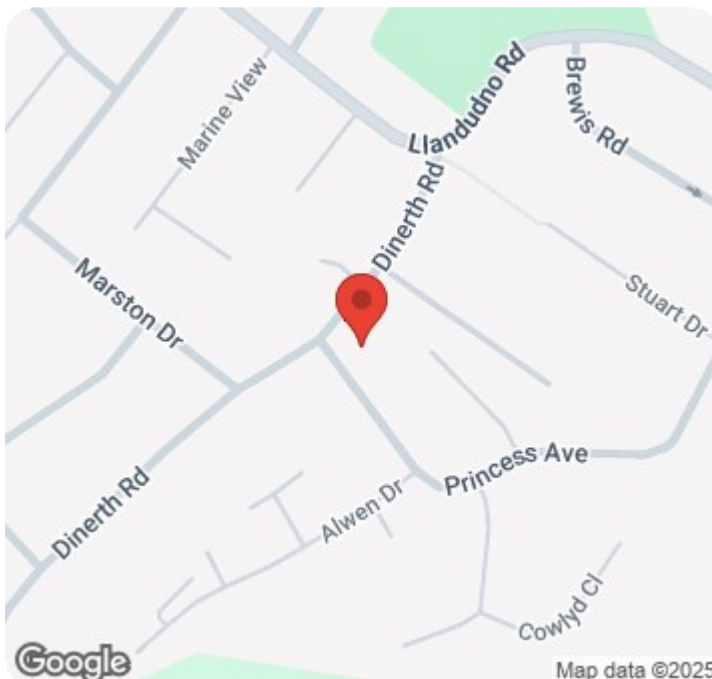
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

AGENTS NOTE





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	82 53
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	82 55
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.