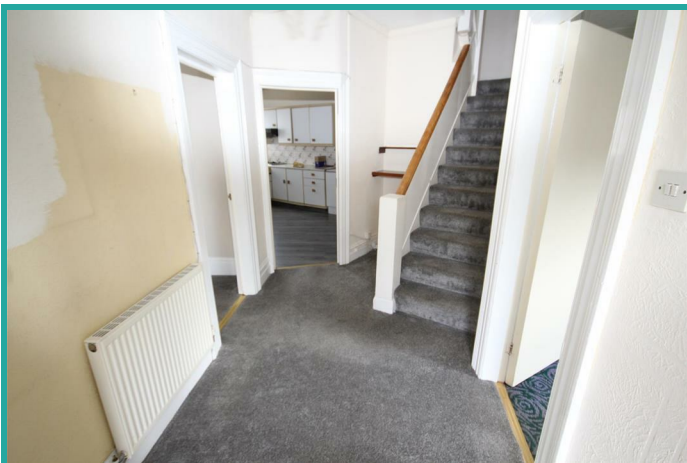


**Carrisbrook 37 Rhiw Road, Colwyn Bay
North Wales LL29 7TW**



Asking Price £195,000

Carrisbrook 37 Rhiw Road, Colwyn Bay, North Wales LL29 7TW

This is an exceptionally spacious MID ROW 4 BEDROOM HOUSE together with LARGE ATTIC LOFT ROOM and extensive LOWER LEVEL WORK ROOM and STORES. The total floor area extends to some 102 sq metres (1097 sq.feet). The house is on the corner of Rhiw Road and Park Road within a short walk of the town centre and Railway Station. Eirias High School and Ysgol Bod Alaw are close by, also Eirias Park & Leisure Centre. From the FRONT PORCH is the HALLWAY, 2 RECEPTION ROOMS, KITCHEN BREAKFAST ROOM and UTILITY. Upstairs there are 4 BEDROOMS, BATHROOM and 20' ATTIC PLAYROOM. Of particular note are the useful LOWER LEVEL BASEMENT WORK ROOMS. The house is gas centrally heated and windows double glazed. Council Tax Band C, Tenure Freehold. Energy Rating 61D Potential 80C. Ref CB7490

Front Porch

Double glazed

Hall

Central heating radiator, coved ceilings

Lounge

15'1 x 14'11 (4.60m x 4.55m)

Double glazed bay window, fireplace surround with tiled inset, gas point

Dining Room

18'2 x 13'4 (5.54m x 4.06m)

Double glazed bay window, tiled fireplace, central heating radiator

Kitchen

16'6 x 15'6 (5.03m x 4.72m)

Stainless steel sink unit, wall and base cupboards and drawers, work top surfaces, 4 ring gas hob unit, cooker extractor hood, central heating radiator, built in Indesit oven, part panelled walls, pantry cupboard

Utility Room

12'1 x 6'1 (3.68m x 1.85m)

Double drainer stainless steel sink unit, wall and base cupboards

Lower Level

Large Work Room

21'2 x 12'4 (6.45m x 3.76m)

Plumbing for washing machine, double glazed

Store Room

14'8 x 12'7 (4.47m x 3.84m)

Double glazed,

Boiler Room

Gas central heating boiler, double glazed

First Floor Level

Stairway off the main hallway to First Floor and Landing

Bedroom 1

15'10 x 13'2 (4.83m x 4.01m)

Double glazed bay, central heating radiator

Bedroom 2

15'6 x 11'7 (4.72m x 3.53m)

Double glazed, central heating radiator, wardrobe cupboard

Bedroom 3

13'2 x 12'9 (4.01m x 3.89m)

Double glazed, central heating radiator

Bedroom 4

9'1 x 7'9 (2.77m x 2.36m)

Double glazed, central heating radiator

Bathroom

11'9 x 5'9 (3.58m x 1.75m)

Bath, shower taps, vanity wash hand basin, double glazed, central heating radiator, Separate w.c, double glazed

Loft Attic Room

20'2 x 8'1 (6.15m x 2.46m)

Staircase off the Landing, double glazed velux window, roof void cupboard, double door wardrobe cupboard

Outside

Corner gardens to front and side, concrete rear yard and double gates to rear lane which leads down to Grove Park

AGENTS NOTE

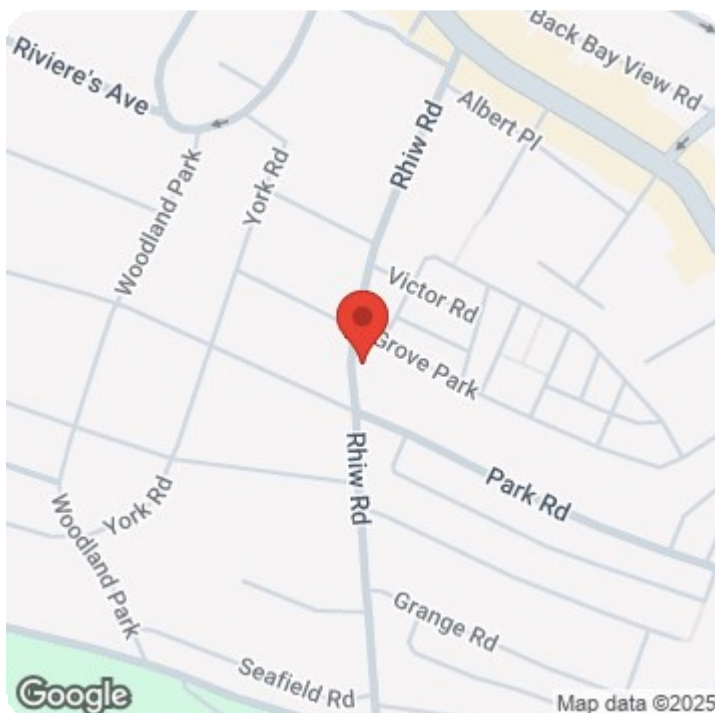
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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





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		
England & Wales	61	80
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		
England & Wales	70	80
EU Directive 2002/91/EC		

AGENTS NOTES;

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