



Ground Floor Flat 2 Rhyd Drive, Rhos-on-Sea, Colwyn Bay LL28 4NE

£105,000

A self contained GROUND FLOOR FLAT in this traditional style semi detached house. The property occupies a level position off Penrhyn Avenue where local bus services run, near the promenade and Rhos Golf Course. The village shops and amenities are a few minutes away. The property is in need of cosmetic updating and redecoration and comprises HALL, FRONT BEDROOM, BATHROOM, LOUNGE, KITCHEN & REAR UTILITY PORCH. GAS C.H & DOUBLE GLAZING. There is no ongoing chain. Leasehold for 999 years from 1988. Council Tax Band B. Awaiting EPC Ref CB7997



Entrance

Front door to HALL, laminate flooring, central heating radiator, under stairs cupboard

Front Bedroom

14'5" x 11'9" (4.4 x 3.6)

Double glazed bay, central heating radiator

Bathroom

6'10" x 4'11" (2.1 x 1.5)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, double glazed, part tiled, central heating radiator

Rear Lounge

14'9" x 11'9" (4.5 x 3.6)

Double glazed, central heating radiator, laminate flooring

Kitchen

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

Stainless steel sink unit, wall and base cupboards, double glazed, gas central heating boiler

Rear Utility Porch

9'6" x 4'7" (2.9 x 1.4)

Radiator

Outside

Ornamental rear garden and shed. Off road parking on driveway to the side of the property

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

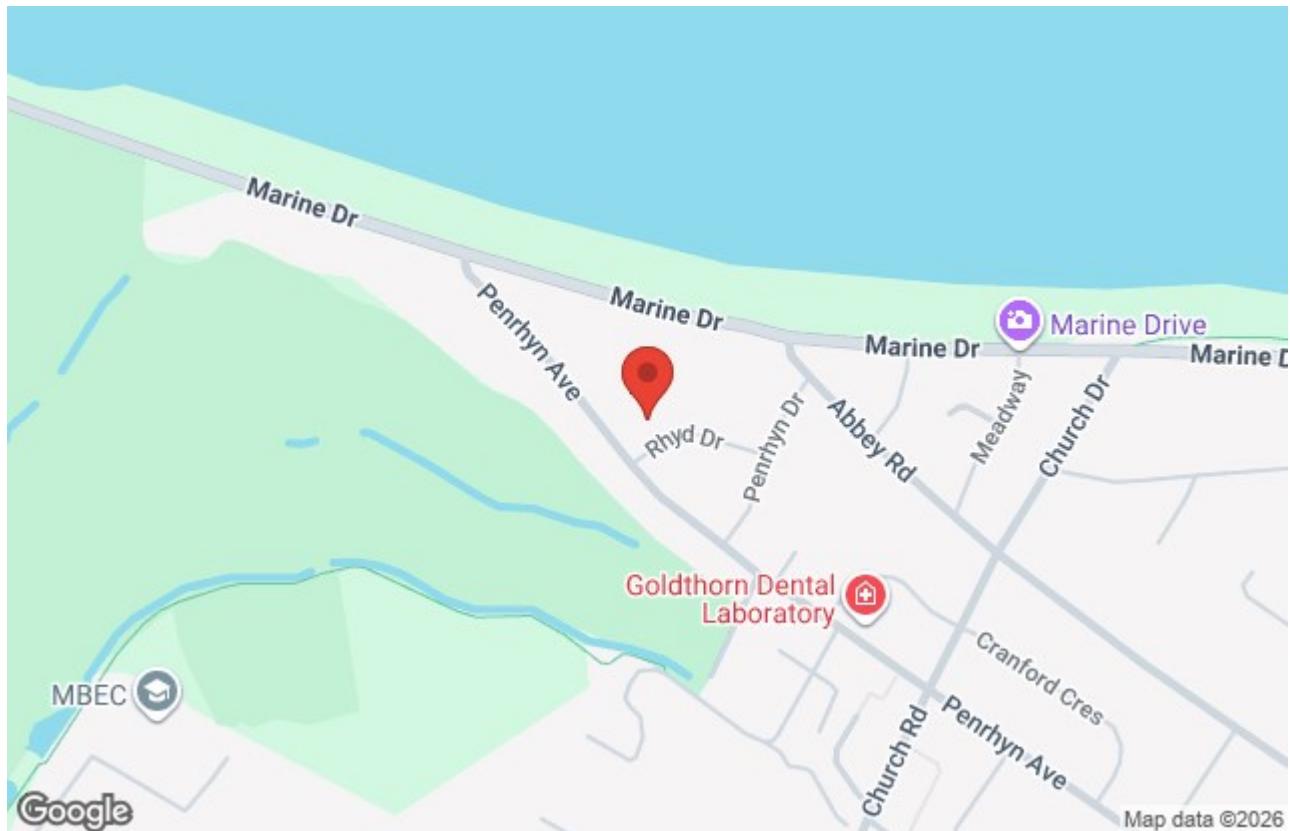
sales@sterlingestates.co.uk and web site

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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			
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			
England & Wales	EU Directive 2002/91/EC		

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