



STERLING

ESTATE AGENTS & VALUERS

**80 Church Road, Rhos-on-Sea
Colwyn Bay LL28 4YS**



£299,950

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A beautifully presented and immaculate traditional style 3 BEDROOM SEMI DETACHED HOUSE in a popular location, on a local bus route and not far from the primary school, Co-op Store and College. The house has a pleasant rear garden which backs onto the grounds to the Rectory to St Trillo Parish Church. The single block garage is now converted into a STORE ROOM and WORKSHOP. All in well presented order the accommodation provided affords FRONT PORCH, HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, REAR PORCH, SHOWER ROOM, GAS C.H, DOUBLE GLAZING, DRIVEWAY & PARKING, EPC D59 Potential B86. Tenure Freehold. Council Tax Band E. Ref CB8044

Entrance

Double glazed front door

Hall

Laminate flooring, central heating radiator, deep under stairs cupboard, gas central heating boiler

Cloakroom

Wash hand basin, w.c, tiled walls, double glazed window

Lovely Bright Double Aspect Lounge

16'6" x 11'4" (5.03m x 3.45m)

Double glazed french doors to rear garden, double glazed window to front, fireplace surround with marble back and hearth, freestanding electric fire, 2 central heating radiators.

Dining Room

14'10" x 13'9" (4.54m x 4.21m)

Laminate flooring, 5 side double glazed bay window, white fireplace surround with mirror mantle, tiled back and hearth, central heating radiator,

Kitchen

13'6" x 7'10" (4.14m x 2.40m)

Range of base and wall units in pale grey with black worktops, stainless steel sink unit, integrated fridge, dishwasher, built in Bosch electric oven and induction hob, 2 double glazed windows, central heating radiator.

Rear Porch

Brick lower walls, double glazed windows, plumbing for washing machine

First Floor

Stairway from the Hall to First Floor and Landing, roof void cupboard, double glazed window

Bedroom 1

14'10" x 13'2" (4.54m x 4.03m)

Double glazed 5 sided bay window, central heating radiator

Bedroom 2

13'7" x 11'3" (4.16m x 3.45m)

2 roof void storage cupboards, double glazed window, with distant sea views, central heating radiator

Bedroom 3

10'3" x 7'10" (3.14m x 2.40m)

Double glazed window, distant sea views, central heating radiator

Shower Room

Walk in double shower cubicle with mixer shower unit, vanity wash hand basin, w.c, part tiled walls, linen cupboard, central heated towel radiator, double glazed window

The Garage

Driveway at the side of the house leading to the block built garage, pebble dashed elevations beneath a tiled roof. The garage is converted into a FRONT STORE ROOM and the rear WORKSHOP with power & light, double glazed window, Double gates and parking on the drive

The Gardens

The rear garden has a sunny aspect backing onto the grounds to the Rectory. The owner has spent a lot of time cultivating the garden with well stocked borders, raised vegetable beds, paved area with greenhouse. Front garden with flower borders and shrubs

AGENTS NOTE

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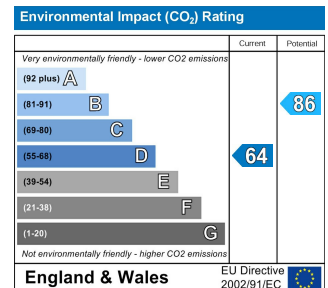
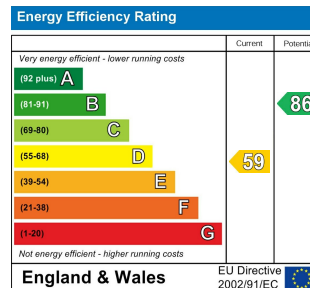
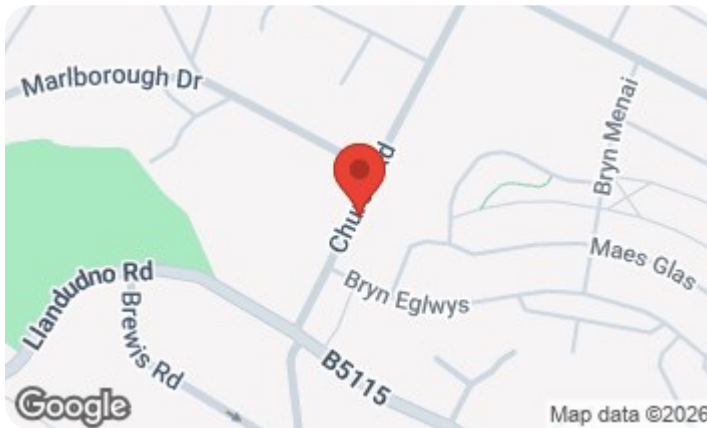
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Total floor area: 145.1 sq.m. (1,561 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (5). Powered by www.propertybox.io



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