STERLING
ESTATE AGENTS & VALUERS



17 The Orchard, Rhos-on-Sea, Colwyn Bay LL28 4ES

£151,500

A modern 2 BEDROOM FIRST FLOOR APARTMENT situated in a small quiet cul-de-sac off Llandudno Road not far from Hickorys Smokehouse Restaurant and the local Co-op. Regular bus services run nearby into Rhos village, Llandudno and Colwyn Bay. With NO ONGOING CHAIN the accommodation briefly affords HALL, FIRST FLOOR LOUNGE DINING, KITCHEN, 2 BEDROOMS, BATHROOM, DRIVEWAY & PARKING. The apartment is Leasehold for 125 years and the Council Tax Band is C. Energy Rating is 76C. Ref CB8080







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Double glazed front door and intercom entry phone

Hall
Stairs to First Floor and Landing, double glazed window

Lounge
13'4 x 11'3 (4.06m x 3.43m)
Double glazed window, central heating radiator, wide opening into the kitchen

Fitted Kitchen
12'11 x 7'10 (3.94m x 2.39m)
Double glazed window, stainless steel sink unit, central heating radiator, range of walnut style base cupboards and drawers, cream work top surfaces, plumbing for washing machine, 4 ring gas hob unit, built in electric oven, cooker extractor hood, wall units and gas central heating boiler

Inner Hall
Central heating radiator

Front Bedroom
10'1 x 9' (3.07m x 2.74m)
Double glazed, central heating radiator

Rear Bedroom
9'6 x 9 (2.90m x 2.74m)
Double glazed, central heating radiator

Bathroom
7'4 x 4'9 (2.24m x 1.45m)
Panel bath, wash hand basin, w.c, shower unit and screen, tiled floor and half tiled walls, heated towel radiator

Outside
Long driveway in front of the property providing off road parking

Broadband & Mobile Connection
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area - Standard 17 Mbps 1 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 1800 Mbps 220 Mbps.

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience. -
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone_ Good outdoor

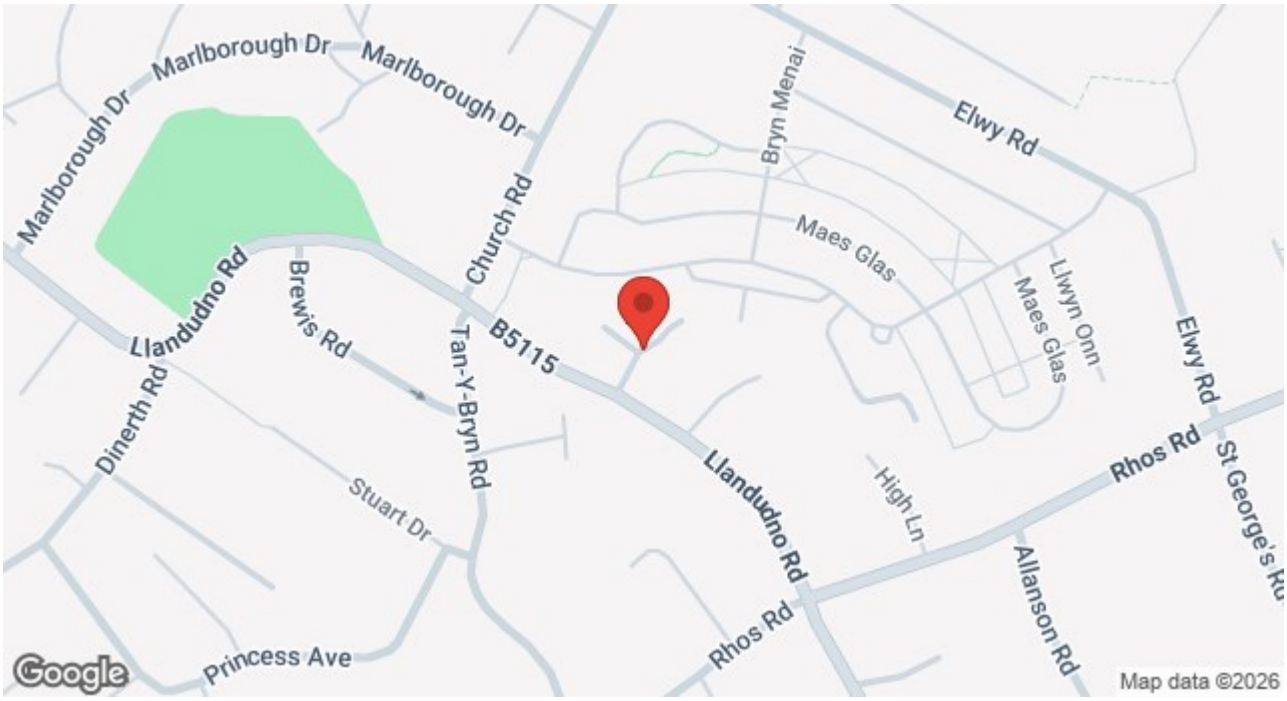
AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

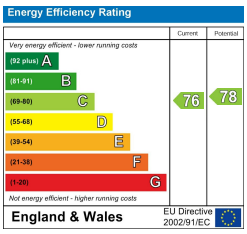
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

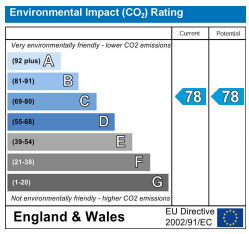
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.











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