



STERLING

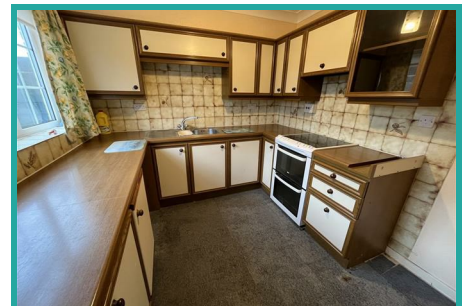
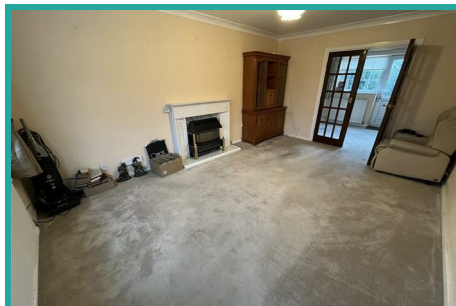
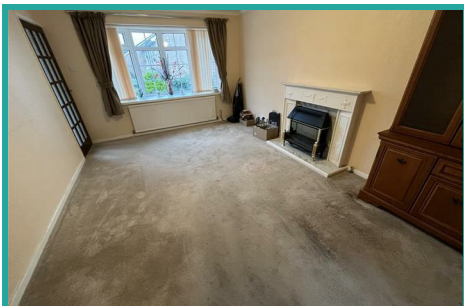
ESTATE AGENTS & VALUERS



10 Conway Close, Rhos-on-Sea, Colwyn Bay LL28 4YE

£195,000

A MIDDLE ROW TOWN STYLE HOUSE located in a small cul-de-sac off Alwen Drive, in a popular residential position near to local shopping, bus services and College. The house has no ONGOING CHAIN and ready for occupation. In good order the accommodation briefly affords HALL - CLOAKROOM - LARGE LOUNGE - DINING ROOM - KITCHEN - 3 BEDROOMS - BATHROOM - GARAGE - GARDENS - GAS C.H. - DOUBLE GLAZING. Council Tax Band D, Tenure Freehold, Awaiting EPC Ref CB8011



Entrance

Double glazed front door to Hall, central heating radiator, coved ceilings

Shower Room

Square shower cubicle and unit, pedestal wash hand basin, w.c, half tiled walls, central heating radiator

Lounge

16'8" x 11'5" (5.1 x 3.5)

Decorative fireplace surround with electric fire, coved ceiling, double glazed, central heating radiator, glazed double doors to

Dining Room

9'2" x 8'6" (2.8 x 2.6)

Central heating radiator, coved ceilings, double glazed window and french door too rear garden

Kitchen

8'10" x 8'6" (2.7 x 2.6)

Stainless steel sink unit, base cupboards and drawers, wood grain style work tops, plumbing for washing machine, double glazed, part tiled walls, coved ceilings

First Floor

Stairway off the Hall to First Floor and Landing, access to loft space

Bedroom 1

13'5" x 9'10" (4.1 x 3.02)

Double glazed, coved ceilings, central heating radiator

Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

Double glazed window to rear aspect and distant hill views, central heating radiator, coved ceilings, wardrobe cupboard

Bedroom 3

10'5" x 7'6" (3.2 x 2.3)

Cupboard over stairs, double glazed, central heating radiator, coved ceilings

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Panel bath, Miraa shower unit, pedestal wash hand basin, w.c, part tiled walls, double glazed, coved ceilings, central heating radiator, Dimplex heater, cylinder airing cupboard

The Garage

Single Garage with up and over door in the block opposite the house

The Gardens

Ornamental front garden, paved and gravelled, Flagged rear garden enclosed by fencing, Garden Shed, flower borders

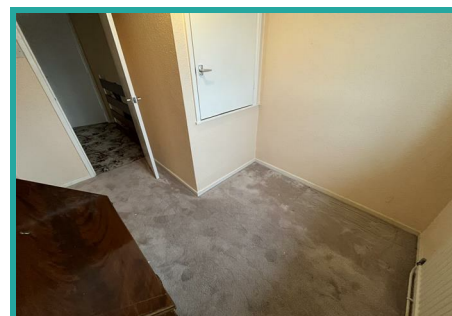
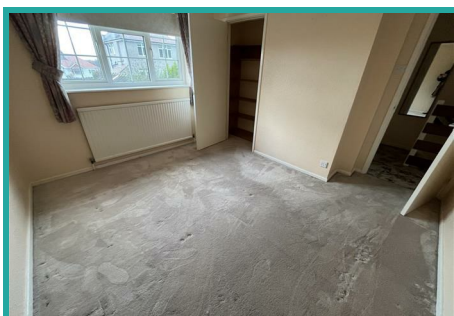
AGENTS NOTE

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-101) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
		76	76
	61		63
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AGENTS NOTES;

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