



21 Brompton Avenue
Rhos-on-Sea, Colwyn Bay LL28 4TE

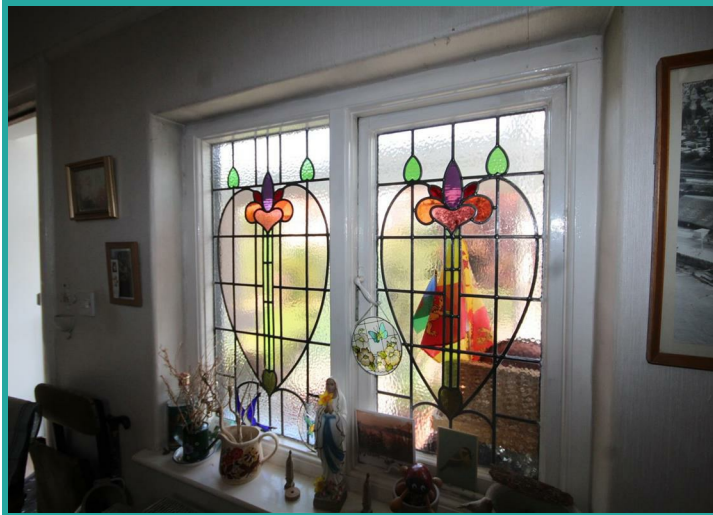
£290,000



STERLING

ESTATE AGENTS & VALUERS

Located on a bus route and within easy access of the shops in the West End and access onto the A55, a traditional style 3 BEDROOM SEMI DETACHED HOUSE with driveway and GARAGE. The property enjoys a southerly aspect and from the upstairs there are lovely views of Bryn Euryn. The accommodation briefly comprises ENTRANCE PORCH, HALL, WASH ROOM, LOUNGE, DINING LIVING ROOM, KITCHEN, UTILITY, BATHROOM, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. Rhos village, promenade and shops are within a short distance. Tenure Freehold, Council Tax Band D. EPC. E45 Potential C76. Ref CB7951



Entrance Porch

Black and white tiled floor, brick lower walls, windows double glazed, double glazed front door

Reception Hall

12'5" x 12'5" (3.8 x 3.8)

Central heating radiator, under stairs cupboard, pine leaded inner door, lovely original stained glass window

Wash Room

Wash hand basin, bidet, w.c, double glazed, under stairs store

Dining Living Room

16'8" x 13'5" (5.1 x 4.1)

Double glazed bay window, central heating radiator, pine fireplace surround, tiled back and hearth, gas fire, coved ceilings

Lounge

13'9" x 13'5" (4.2 x 4.1)

Double glazed french doors to rear gardens, central heating radiator, range of fitted bookshelves, Tiger wood burner in fireplace surround

Kitchen

12'9" x 9'11" (3.9 x 3.03)

Stainless steel sink unit, base cupboards, wood grain style tops, dishwasher, central heating radiator, double glazed window and door

Utility Room

12'9" x 7'6" (3.9 x 2.3)

Plumbing for washing machine, gas central heating boiler, wall and base cupboards

First Floor

2 Part Stairway from the Hall to First Floor and Landing, double glazed leaded window

Bedroom 1

14'9" x 10'9" (4.5 x 3.3)

Central heating radiator, double glazed window, 2 double door wardrobe units and top cupboards

Bedroom 2

14'9" x 13'9" (4.5 x 4.2)

Double glazed window to rear and aspect to Bryn Euryn, central heating radiator

Bedroom 3

12'1" x 11'1" (3.7 x 3.4)

Double glazed, central heating radiator

Bathroom

12'1" x 7'6" (3.7 x 2.3)

Panel bath, bidet, w.c, 3 mirror wardrobes, 2 double glazed windows, wash hand basin, square shower cubicle and unit, central heating radiator, cylinder airing cupboard

The Garage

20'8" x 7'10" (6.3 x 2.4)

Driveway at the side of the house leading to the SINGLE GARAGE with up and over door, power & light, personal door

The Gardens

Private sunny rear garden, lawn, flower borders, 2 sheds, garden in the front

AGENTS NOTE

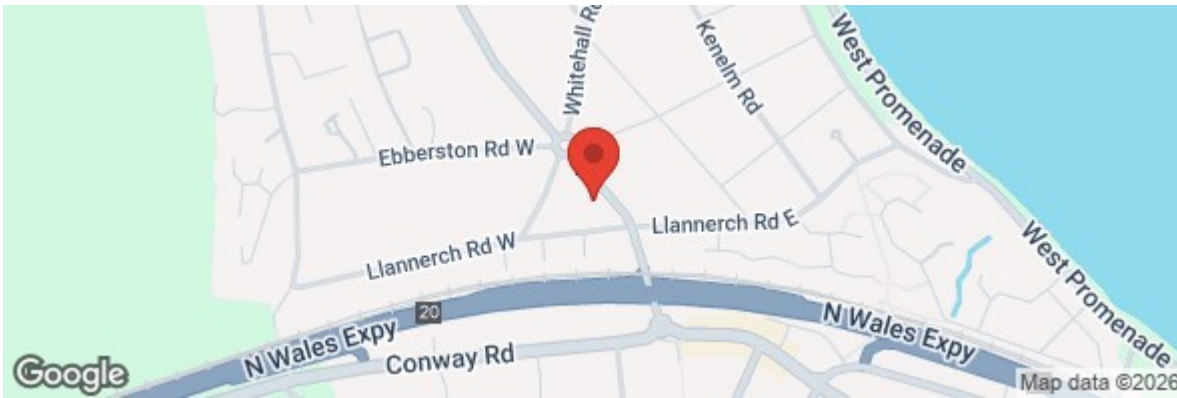
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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AGENTS NOTES;

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