



**STERLING**

ESTATE AGENTS & VALUERS

**2 Cambrian Drive, Rhos-on-Sea  
Colwyn Bay LL28 4SL**



**£260,000**

## 2 Cambrian Drive, Rhos-on-Sea, Colwyn Bay LL28 4SL

This delightful 3 BEDROOM DORMER STYLE HOUSE on Cambrian Drive offers a perfect blend of comfort and scenic beauty. The property boasts a LARGE LOUNGE and SUN LOUNGE, inviting natural light and splendid views of the expansive rear gardens and hills beyond. The ground floor features a CONVENIENT BEDROOM and MODERN WET ROOM, making it suitable for those seeking single-level living or accommodating guests. The large rear gardens are a standout feature, providing a tranquil outdoor space with picturesque views of the distant hills, perfect for enjoying the beauty of nature. This property is situated in a popular residential position, conveniently located on a local bus route, ensuring easy access to nearby amenities and attractions. There is off road parking, SINGLE GARAGE, the house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band D. Energy Rating 63D Potential 78C. Ref CB7885

### Entrance

Double glazed front door to Sun Porch, inner door to Lobby and glazed door to

### Hall

Central heating radiator, coved ceilings, under stairs cupboard, built in cloaks cupboard, double glazed

### Lounge

16'0" x 12'1" (4.9 x 3.7)

Tiled fireplace and hearth with living flame gas fire, 2 double glazed windows, lovely views, coved ceilings

### Kitchen Dining

13'9" x 12'9" (4.2 x 3.9)

Double glazed patio doors to rear decking and double glazed side window, oak style base cupboards and drawers, work top surfaces, laminate flooring, gas central heating boiler, double door pantry cupboard, central heating radiator

### Sun Lounge

8'2" x 8'2" (2.5 x 2.5)

Brick lower walls, windows double glazed, central heating radiator

### Ground Floor Bedroom

12'1" x 11'9" (3.7 x 3.6)

Central heating radiator, double glazed, coved ceilings

### Wet Room

5'6" x 5'6" (1.7 x 1.7)

Shower unit, tiled walls, pedestal wash hand basin, central heating radiator, Separate w.c, double glazed window

### First Floor

Stairway from Hall to First Floor

### Landing

Walk through inner landing, central heating radiator to ATTIC ROOM, reduced headroom, double glazed velux window

### Bedroom 2

10'2" x 9'6" (3.1 x 2.9)

Double glazed, central heating radiator, range fitted wardrobes with door leading to a w.c and wash hand basin

### Bedroom 3

10'2" x 10'0" (3.1 x 3.05)

Double glazed window to rear aspect overlooking the gardens and distant hill views, central heating radiator, fitted 4 mirror door wardrobe, built in pedestal wash hand basin, roof void storage, double door mirror wardrobe

### The Garage

17'8" x 8'6" (5.4 x 2.6)

Brick built, up and over door, driveway and parking

### The Gardens

Lawn at the back with flower beds and borders, ornamental flagged areas, patio and drying area, the gardens are enclosed with boundary fencing and hedges and enjoys distant hill views, garden in the front

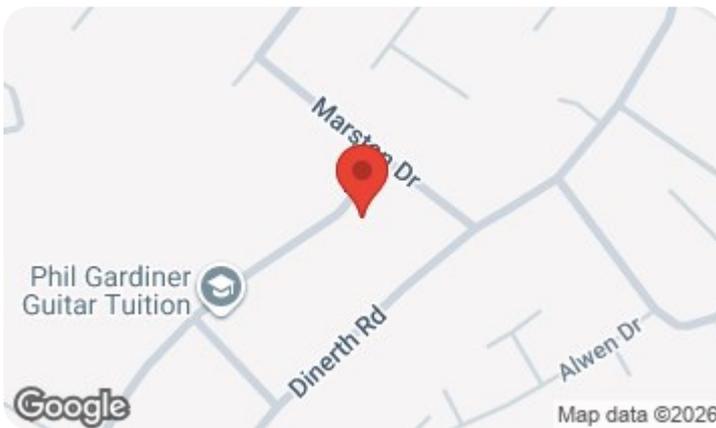
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





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		63	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		67	74
		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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