



**STERLING**

ESTATE AGENTS & VALUERS



**45 Brookfield Drive, Rhos-on-Sea, Colwyn Bay LL28 4SW**

**£235,000**

A deceptively spacious 3 Bedroom Dormer Bungalow in a quiet Rhos on Sea location, opposite the sports fields off Brookfield Drive. With no ongoing chain the accommodation provided briefly affords HALL, LOUNGE, DINING ROOM, KITCHEN, SIDE COVERED STORAGE, GROUND FLOOR BEDROOM & SHOWER ROOM. Upstairs there are 2 MORE BEDROOMS & WASHROOM. Outside is the GARAGE and lovely GARDENS to front and rear. The property is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band E. Energy Rating 64D Potential 78C Ref CB8051



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

### Entrance

Double glazed front door to Hall central heating radiator, under stairs cupboard

### Lounge

16'4 x 12 (4.98m x 3.66m)

Tiled fireplace with gas fire, double glazed window to front aspect, central heating radiator, coved ceilings

### Dining Room

13'3 x 8'3 (4.04m x 2.51m)

Double glazed window, central heating radiator, coved ceilings, access to kitchen

### Kitchen

12'11 x 7 (3.94m x 2.13m)

Stainless steel sink unit, wall and base cupboards and drawers with wood effect trim, work top surfaces, double glazed, plumbing for washing machine, gas central heating boiler

### Ground Floor Bedroom

12' x 11'10 (3.66m x 3.61m)

Double glazed window to rear garden aspect, central heating radiator

### Ground Floor Shower Room

7'6" x 5'2" (2.3 x 1.6)

Double walk in shower and unit, upvc walls, double glazed, pedestal wash hand basin, w.c, central heating radiator

### First Floor

Stairway to First Floor and Landing, built in cylinder airing cupboard and immersion heater with double mirrored doors.

### Bedroom 2

13'8 x 12' (4.17m x 3.66m)

Double glazed, central heating radiator, roof void cupboard, access to walk in attic space

### Bedroom 3

7' x 6'10 (2.13m x 2.08m)

Double glazed, central heating radiator

### Wash Room

W.C, wash hand basin, double glazed

### The Garage

16'10 x 8'7 (5.13m x 2.62m)

Single Garage with up and over door, power & light laid on, double glazed

### Side Covered Passageway

Useful storage and drying area, double glazed doors to front & rear

### The Gardens

Well kept gardens to front and rear with lawns, flower borders and shrubs, paved area, garden shed

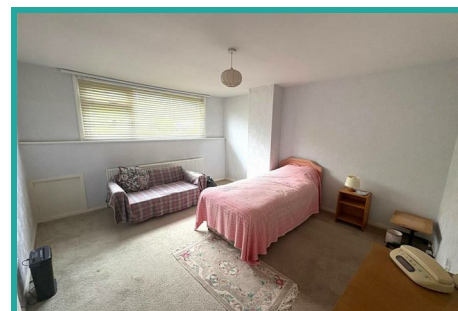
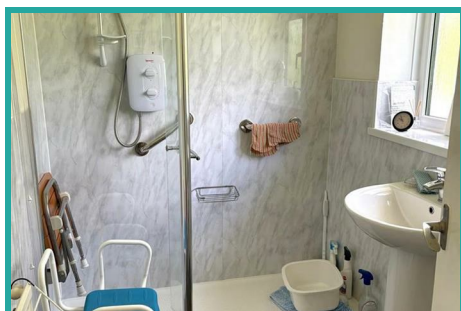
### AGENTS NOTE

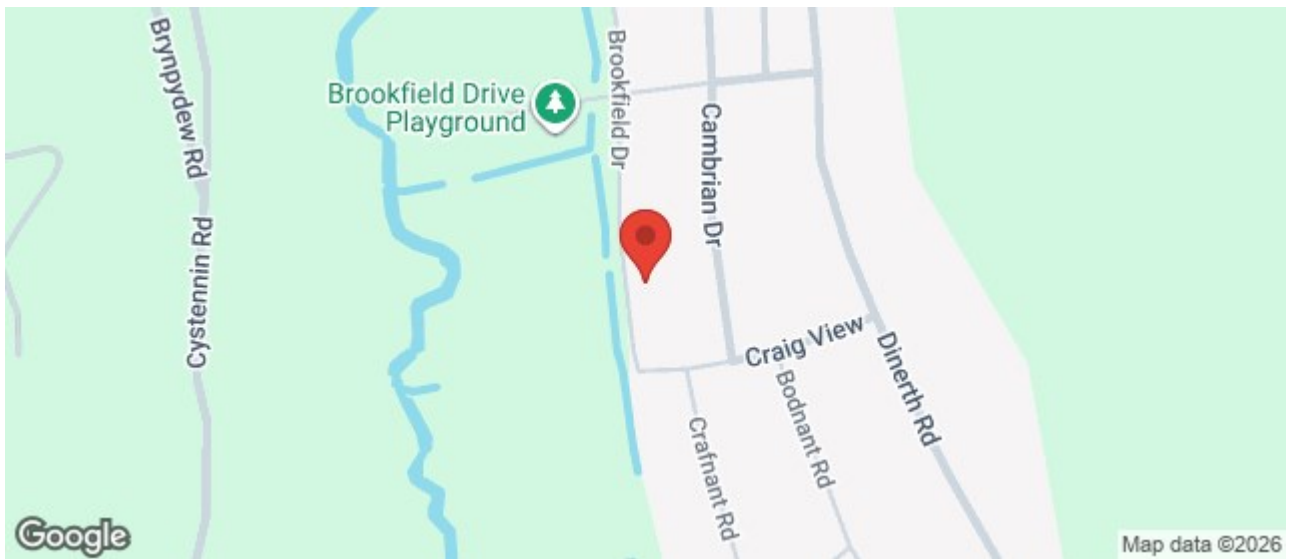
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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	
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	
	78
	64
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	
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**AGENTS NOTES;**

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