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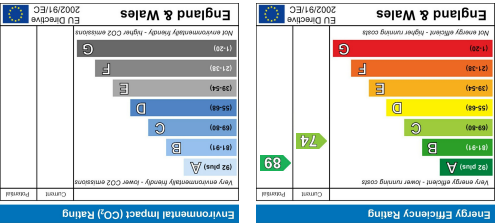
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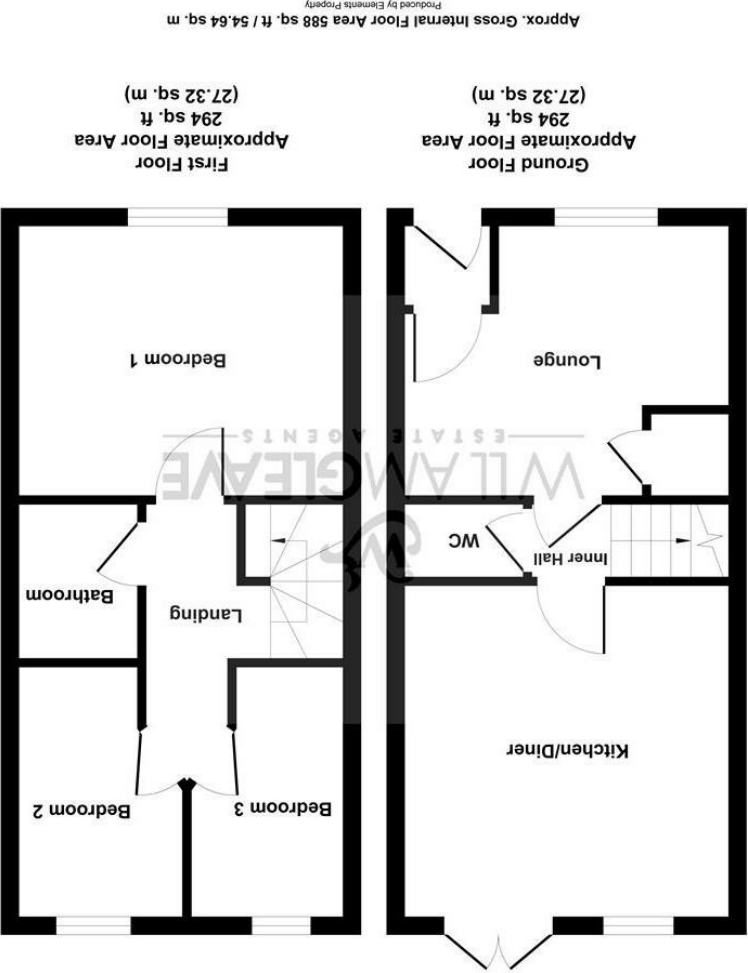
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**19 MAES EBBERSTON PLACE, RHOS ON SEA**

**Price £229,950**





This modern three bedroom home is located within an attractive, modern, private cul-de-sac development in Rhos On Sea. Constructed by Beech Homes in circa 2007 with Rhos On Sea village within approximately one mile with its eclectic shops, small harbour and recreational facilities. The A55 expressway is closeby for ease of commuting along the North Wales coast. The property comprises internally of; lounge, kitchen/diner, ground floor cloakroom, three bedrooms and bathroom. There is an enclosed rear garden and designated parking space to the front of the property and also visitors parking is available. Well worth a viewing!

Upvc double glazed entrance door leading into;

#### HALL

With radiator, laminate floor and door into;

#### LOUNGE

14'3" x 13'2" (4.35m x 4.02m)

With double glazed bow bay window to the front, radiator, carpet, built in storage cupboard, TV point and power points.

#### INNER HALL

With carpet, stairs to first floor landing and doors leading off.

#### GROUND FLOOR CLOAKROOM

With wash hand basin and low level WC.

#### KITCHEN/ DINER

14'2" x 7'8" (4.34m x 2.34m)

With a range of fitted wall and base cupboards and drawers with complementing worktop surfaces over, inset single drainer sink with mixer tap, built in double gas oven with inset four ring gas hob over with extractor fan, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/ freezer, cupboard housing gas fired central heating boiler, radiator, space for dining table inset ceiling spotlights, tiled floor, power points, double glazed window to the rear and double glazed French doors leading out to the rear garden.

#### LANDING

With access to roof space with pull down ladder, the loft is also fully boarded, insulated, power, light and lower sockets. The landing is carpeted and doors leading off.



#### BEDROOM ONE

14'3" x 11'0" (4.35m x 3.37m)

With double glazed window to the front, carpet, radiator and power points.

#### BEDROOM TWO

11'8" x 6'3" max (3.57m x 1.92m max)

With double glazed window to the rear, radiator, carpet and power points.

#### BEDROOM THREE

9'10" x 7'7" (3.02m x 2.33m)

With double glazed window to the rear, carper, radiator and power points.

#### BATHROOM

6'10" x 4'8" (2.09m x 1.44m)

With a three piece suite comprising panelled bath with shower over with privacy screen, low level WC and pedestal wash hand basin. Extractor fan, inset ceiling spotlights and tiled floor.

#### OUTSIDE

To the rear is an enclosed garden, enclosed by timber slat fencing and is low maintenance with an artificial lawn, paved patio area, outside lighting and timber storage shed.

#### SERVICES

Mains gas, electric, water and drainage are believed connected or available at the property. All services and appliances have not been tested by the selling agent.

#### TENURE

Freehold

#### COUNCIL TAX BAND

D

#### DIRECTIONS

On exiting the A55 signposted Rhos On Sea follow the road straight ahead through the traffic lights bearing right onto Conway Road. At the roundabout take the 2nd exit and continue straight ahead at the traffic lights. At the roundabout take the 2nd exit onto Ebberston Road West and then continue up the road and turn right into Maes Ebberston Place. The property can then be found on the right hand side.

