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£425,000

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www.bdahomesales.co.uk

THIS IS A MOST UNUSUAL AND SPACIOUS SEMI DETACHED HOME WITH GRANNY ANNEXE, IDEALLY LOCATED WITHIN 200 YARDS OF RHOS ON SEA GOLF CLUB FOR ALL YOU GOLF ENTHUSIASTS having beautiful views over the Golf Course and to the hills beyond and sea views from the first floor front elevation, within ¼'s of a mile of Rhos On Sea Village shops and their new Promenade.

The accommodation briefly comprises:- front door to porch; hall ; large lounge; separate dining/ snug; ground floor bedroom; large modern kitchen/breakfast room; side porch leading to the garage/storeroom and 2-piece cloakroom; from the hall; ½ landing with 3-piece shower room; first floor landing; principal bedroom with sea views and ensuite 3-piece shower room ; further double sized bedroom with panoramic views over the golf course. Accessed either from the side of the property or through the porch leads to steps up to a granny annexe or possible let comprising lounge/kitchen; double sized bedroom and 3-piece shower room; with views from the front to the sea and from the rear to the golf course. Outside - there are gardens to the front and rear and drive for off road parking leads to a large garage and storeroom. The property features 2 gas fired central heating boilers, one serving the house and one serving the annexe. The property is held on LEASEHOLD Tenure over a 999 year term from the 25th March 1920. Ground Rent is £7.50 per annum.

The accommodation comprises:

Timber front door with porthole glazed panel into:

PORCH

Timber glazed door into:

HALLWAY

Store Cupboard, two radiators.

GROUND FLOOR BEDROOM 16'11" x 11'10" (5.16m x 3.63m)



Picture rails, two radiators, storage cupboard with hanging and shelves, upvc double glazed bay window.

LOUNGE 16'5" x 21'3" (5.02m x 6.49m)



Tiled fireplace surround with inset gas fire, picture rails, two radiators, inset lead windows to hallway, window seat with large upvc double glazed bay window with views over Rhos on Sea golf course and surrounding hills.



TRIPLE ASPECT DINING ROOM/SNUG 17'4" x 14'0" (5.30m x 4.28m)



Storage cupboard, two radiators, double glazed bay window with views over Rhos on Sea golf course and surrounding hills. Upvc double glazed door to rear garden.



Upvc double glazed door to rear garden.

A staircase from the Hallway leads to:

½ LANDING

TILED SHOWER ROOM

Large corner shower unit with drench shower head and hand held shower, pedestal wash hand basin, low flush w.c., downlighters, chrome ladder style towel warmer, radiator.

Stairs lead to:

FIRST FLOOR LANDING

loft hatch access, radiator, 'Velux' window.

BEDROOM 1 12'9" x 11'10" (3.90m x 3.61m)



Built in wardrobes, with hanging shelving and top boxes, built in dressing table and drawers, double glazed windows with panoramic sea view and views over to the 'Little Orme' and Angel Bay.

Archway to:

EN-SUITE SHOWER ROOM



Corner shower with mains shower, w.c., vanity wash hand basin, radiator, partial tiling. (Some limited head height).

KITCHEN/DINER 16'8" x 13'8" (5.09m x 4.17m)



Range of modern wall, base and drawer units with round edge granite worktops, unit housing double 'Hotpoint' electric ovens, integral microwave, integral 'Indesit' electric hob and extractor fan above, integral stainless steel sink and mixer tap, space for dishwasher, space for 'American' style fridge/freezer, built in 'Living Flame' gas fire, upvc double glazed bay window with window seat and views towards promenade. Step down to side porch.



SIDE PORCH

Upvc double glazed door with side glazed panels. Door into Garage.

Door to:

UTILILTY AREA/WORKSHOP AREA

Space for dryer, space for automatic washing machine, storage area with limited head height.

CLOAKROOM

With W. C. and Wash Hand Basin

BEDROOM 2 17'4" x 15'5" (5.29m x 4.70m)



Built in wardrobes and top boxes, dressing table and drawers, walk-in storage cupboard, radiator, views over Rhos on Sea golf course and hills beyond.



VIEW FROM BEDROOM 2



SIDE ANNEXE (Can be accessed via rear of property)
Steps to front door. Upvc double glazed front door to:

PORCH

Timber door to;

OPEN PLAN LOUNGE/KITCHEN/DINER 14'11" x 11'3" (4.57m x 3.45m)



Small inset electric fire and tiled hearth.

VIEW FROM LOUNGE ANNEXE



KITCHEN AREA



Range of wall, base and drawer units with complementary worktop and tiled splashback, single bowl sink and mixer tap, inset electric hob, radiator, oak floors, views over Rhos on Sea golf course and hills beyond.

SMALL LANDING

BEDROOM 12'11" x 12'9" (3.94m x 3.89m)



Range of built in wardrobes and top boxes, dressing table and drawers, radiator, sea view and views over to the 'Little Orme' and Angel Bay.

VIEW FROM BEDROOM IN ANNEXE



SHOWER ROOM



Built in shower cubicle with mains shower and glass door, pedestal wash hand basin, WC., tiled walls, radiator.

OUTSIDE

FRONT GARDEN

Pathways to front door, raised beds with established trees, bushes and plants, hedgerow boundary.

BLOCK PAVED DRIVEWAY

With PARKING for 3-4 cars leads down to:

GARAGE 19'11" x 14'11" (6.09m x 4.55m)



Up and over door, small side personal door, rear storage room, 2 x 'Ideal' gas central heating boiler, meters.

REAR GARDEN



Brick paved pathways and seating areas, lawned area surrounded by established beds with trees and bushes, hedgerow fence boundary.

Side gate and gate onto Rhos on Sea Golf Course.

TENURE

The property is held on LEASEHOLD Tenure over a 999 year term from the 25th March 1920. Ground Rent is £7.50 per annum.

COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

ENERGY PERFORMANCE CERTIFICATE -

Energy rating and score for the Annex is Current 40E Potential 66D

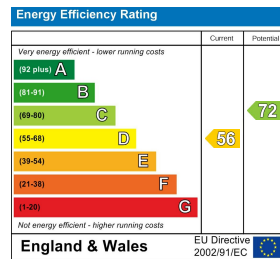


Total area: approx. 269.9 sq. metres (2905.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Rhos On Sea Golf Club House on the right heading towards Rhos On Sea continue along Marine Drive for approximately 200 yards and the property is on the right hand side. A307 31/08/23 Rev 13/05/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

