

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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Flat A, 5 Colwyn Avenue, Rhos On Sea, Colwyn Bay,  
Conwy, LL28 4RB



£135,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS IS A BEAUTIFUL CONVERTED ONE/TWO BEDROOM FIRST FLOOR APARTMENT situated in the heart of Rhos on Sea village shops and within a 100 yards walking distance of the promenade.

The accommodation, which is beautifully presented briefly comprises:- front door to shared hall; staircase to first floor landing, self contained door to hall; open plan lounge/kitchen with range of modern units and bay window; principle bedroom with bay window presently used as the main lounge; second bedroom; 4 piece bathroom with large shower stall and a bath; utility room. The property features gas fired central heating and upvc double glazed windows as specified.

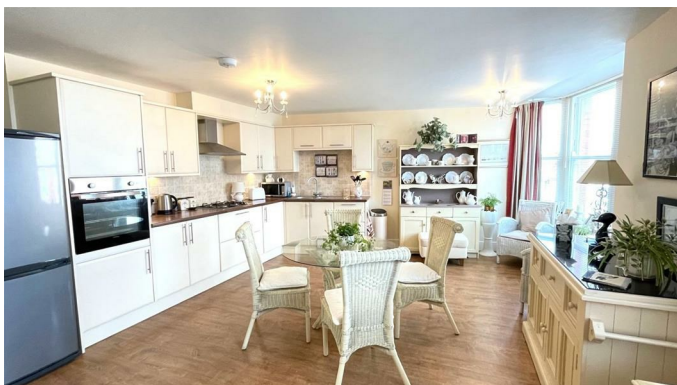
We are advised that the property is held on a Leasehold tenure over a 125 year term from 27th November 2014. This would need verification by your legal advisor.

NO PETS

NO HOLIDAY LETTING

The accommodation comprises:

LOUNGE/DINING AREA/KITCHEN 19'9" x 16'2" (6.02m x 4.95m)



Double glazed bay window, range of modern base, wall and drawer units, built in oven, hob and cooker hood, radiator.



LOUNGE/BEDROOM 1 15'9" x 13'3" (4.82m x 4.06m)



Double glazed bay window, fire surround, double radiator.

BEDROOM 2 13'3" x 8'5" (4.06m x 2.59m)



Upvc double glazed window, fire surround, radiator.

### BATHROOM 11'8" x 8'2" (3.58m x 2.51m)



4 piece suite in white comprising large shower stall with mains shower, panel bath, vanity wash hand basin and close couple w.c., heated towel rail, double glazed window.

### UTILITY ROOM 8'9" x 4'11" (2.69m x 1.52m)

Base unit, plumbing for a washing machine, space for dryer.

### TENURE

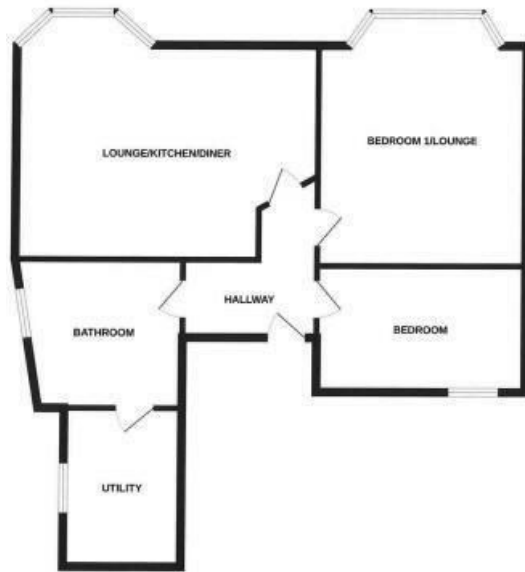
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### COUNCIL TAX BAND

Is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

**First Floor**

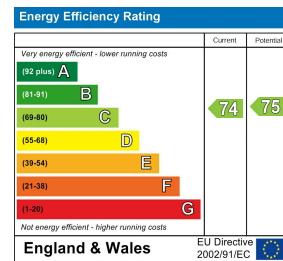


For illustration only does not form part of a contract

**Area Map**



**Energy Efficiency Graph**



**Directions**

From the 'Co-op' in Rhos on Sea, proceed across the road into Colwyn Avenue with the 'Spar' on your right hand side, the property can be found on the right hand side within 100 yards. A383 08/02/24 Rev 26/04/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

