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Flat 1, 18 Francis Avenue, Rhos On Sea, Colwyn Bay,  
Conwy, LL28 4DW



£235,000

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

A SPACIOUS GROUND FLOOR APARTMENT SITUATED IN A POPULAR LOCATION IN RHOS-ON-SEA and within walking distance of the Promenade and Rhos-On-Sea Village with its shops and amenities. Easy access to the A55 expressway. The accommodation briefly comprises: porch, hallway, lounge/diner, kitchen, 3 double bedrooms and bathroom. The property benefits from upvc double glazed windows and gas central heating. Outside there is a large front garden laid mainly to lawn with driveway parking and a garage. PLEASE NOTE THIS PROPERTY IS HELD ON FREEHOLD TENURE.

The Accommodation Comprises:-

Upvc double glazed FRONT DOOR into:-

#### PORCH

Feature stained glass panel and quarry tiled flooring. Pitch pine front door into:-

#### HALLWAY



Radiator, under stairs storage cupboard with meters, archway feature.

LOUNGE 17'4" x 17'2" max (into bay) (5.29m x 5.25m max (into bay))



Large upvc double glazed bay window with leaded lights, wooden floorboards, cast iron fireplace surround with tiled hearth and open fire, 2 radiators.

KITCHEN 16'1" x 8'2" (4.91m x 2.49m)



Range of base, wall and drawer units in red gloss with complementary work tops, integral 5 ring gas hob and extractor fan above and electric oven. Integral 'Hoover' automatic washing machine, pull out larder cupboard, space for large American style fridge freezer, upvc glazed door to rear garden. Cupboard housing 'Ideal' gas central heating boiler, space for tumble dryer. (Kitchen unit door fronts in poor repair).

#### BATHROOM



Panelled bath with central set taps, pedestal wash hand basin, wc, extractor fan, large upright radiator, walk in double shower cubicle with mains shower with drench head and hand held attachment.



**BEDROOM 1 18'1" x 12'4" max (into bay) (5.53m x 3.77m max (into bay))**



Upvc double glazed bay window with leaded lights, timber fireplace surround, 2 radiators.

**BEDROOM 2 15'8" x 11'0" max (4.79m x 3.36m max)**



Upvc double glazed half box bay window, timber fireplace surround, radiator.

**BEDROOM 3 15'10" x 10'1" (4.83m x 3.08m)**



Shelved airing/ storage cupboard, radiator.

**OUTSIDE**



Paved driveway leading to single garage. Large front garden laid to lawn with hedgerow boundary, shingle beds and steps to front door. Timber gates to further parking/garden area with metal shed and single garage.

**SIDE GARDEN**



**SINGLE CAR GARAGE**

To the right with black door. Please note Neighbour has right of access through the side yard to their garage.

**TENURE**

The property is held on FREEHOLD tenure.

**COUNCIL TAX**

Council Tax is 'D' - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)



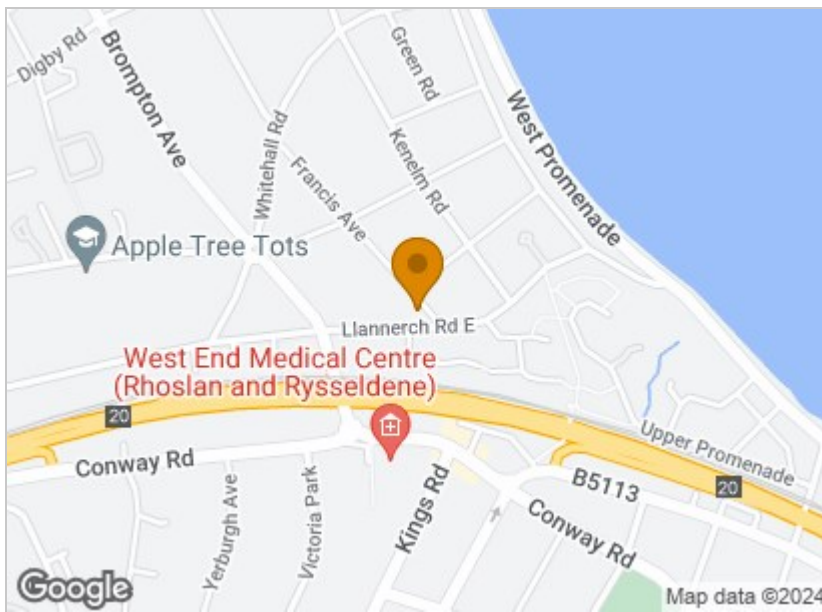
**Floor Plan**

**Garage**

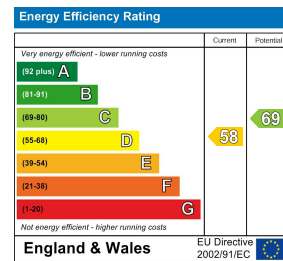
Total floor area 140.2 sq.m. (1,509 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Area Map**



**Energy Efficiency Graph**



**Directions**

From Rhos-On-Sea cricket ground, turn right onto the promenade and proceed in the direction of Colwyn Bay, take 2nd turning on the right onto the Cayley Promenade, 3rd right into Ebberston Road East and then 2nd left into Francis Avenue. The property is on the corner. Ref A414 14/03/2024

**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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.