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No Onward Chain £149,950

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

THIS IS A LOVELY SPLIT LEVEL TWO STOREY MAISONETTE SITUATED WITHIN AN EASY LEVEL WALKING DISTANCE OF RHOS-ON-SEA PROMENADE AND WITHIN YARDS OF A LOCAL SHOP, APPROXIMATELY ½ A MILE FROM RHOS-ON-SEA VILLAGE SHOPS, CAFES, BEACH, HARBOUR AND SPORTING AMENITIES.

The accommodation briefly comprises:- shared porch; self-contained door to hall; lounge with fireplace and bay window; double sized bedroom and three piece shower room. A staircase from an inner hall leads down to the lower garden level with modern fitted kitchen; further sitting room/second bedroom with modern en-suite three piece shower room; third bedroom. The property features gas fired central heating from a 'Vaillant' boiler and upvc double glazed windows. Outside - gardens to front and rear; drive leads down to parking within the rear garden. We are advised that the property is freehold tenure granting a 999 year lease to the 1st floor flat. Ground Rent is £1.00 per annum.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

**COMMUNAL ENTRANCE TO FRONT**

Leads to;

**COMMUNAL ENTRANCE HALL**

Glazed front door and sidelight to;

**HALL**

Double radiator.

**LOUNGE 15'1" x 11'6" (4.61m x 3.52m)**



Into upvc double glazed bay window, marble fire surround and hearth with 'Living Flame' gas fire, coving, telephone point, double radiator, two wall lights points.

**BEDROOM 1 12'11" x 10'7" (3.96m x 3.23m)**



Coving, double radiator, upvc double glazed window.

**3 PIECE SHOWER ROOM**



Large shower stall with 'Triton' electric shower, wash hand basin, close couple w.c., airing cupboard housing 'Vaillant' gas fired combi central heating and hot water boiler with linen cupboard below, wall tiling, tile effect flooring, double radiator, upvc double glazed window.

**ENCLOSED INNER HALL**

Leads to staircase leading to:

**LOWER GARDEN LEVEL**

**HALL**

Double radiator, side access upvc double glazed door to the driveway.



**KITCHEN/DINING ROOM 15'0" x 9'3" maximum overall (4.59m x 2.82m maximum overall)**



Fitted range of 'Mocha' gloss fronted base, wall and drawer units with speckled round edge worktops and uprights incorporating single drainer sink unit with mixer tap, integrated 'Lamona' washing machine, fridge and freezer, corner carousel unit, 'Lamona' electric oven and four ring gas hob with stainless steel cooker hood over, integrated 'Lamona' microwave, under unit lighting, wall tiling, double radiator, tile effect flooring, upvc double glazed window.

**L-SHAPED BEDROOM 2/DINING ROOM 14'11" x 11'3" maximum (4.55m x 3.43m maximum)**



T.V. point, coving, recessed downlighters to ceiling, double radiator, upvc double glazed window and upvc double glazed door and sidelight to rear garden.

**TILED 3 PIECE SHOWER ROOM EN-SUITE**



Double shower stall with mains shower and shower heads including drench shower, pedestal wash hand

basin and mixer tap, close couple w.c., extractor, recessed downlighters to ceiling, 'Sparkle' flooring, decorative tiling.

**DOUBLE ASPECT BEDROOM 3 11'4" x 9'3" (3.47m x 2.84m)**



Double radiator, upvc double glazed windows.

**OUTSIDE**

**FRONT GARDEN**

Slate chipping beds, flowers and shrubs. Pathway giving access to canopied entrance with decorative tiling.

**DRIVEWAY**

To side giving access to:

**REAR GARDEN**



With gravelled beds, seating area, bins area, drying area.

**PARKING AREA**

#### TENURE

The property is FREEHOLD granting a 999 year lease to the 1st floor flat. Ground Rent is £1.00 per annum.

#### COUNCIL TAX BAND

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

## Lower Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



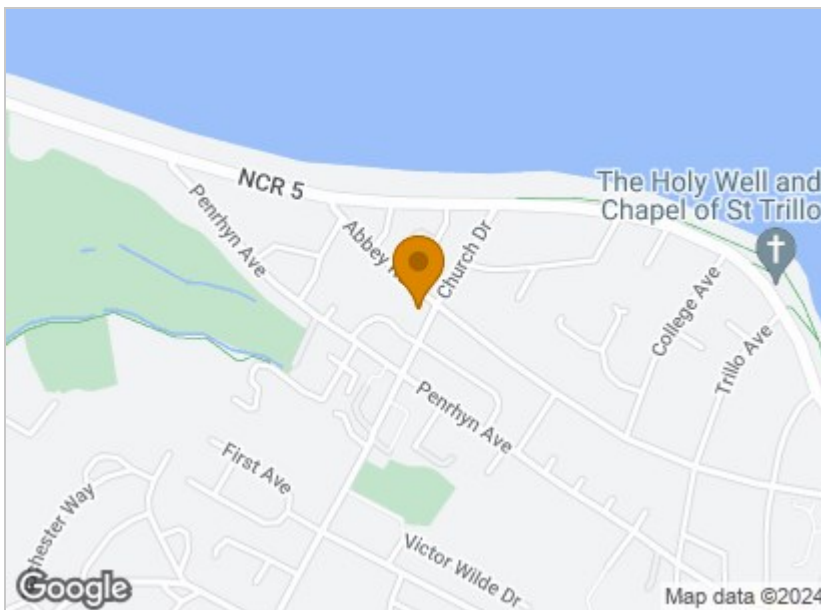
## Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)

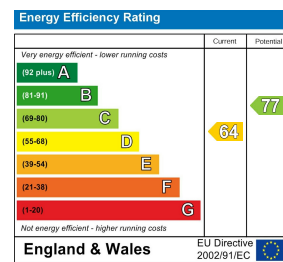


Total area: approx. 94.7 sq. metres (1019.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Fortes Cafe on the Promenade turn left proceed along the promenade towards Llandudno, take the first turning left onto Abbey Road, continue along the road for approximately 1/2 a mile and the property is on the left hand side. Ref: A327 19/01/24 Rev 04/05/24

We will be pleased to arrange a viewing of this Home

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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.

