

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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No Onward Chain £279,950



www.bdahomesales.co.uk

THIS IS A SPACIOUS TWO BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION, SITUATED IN A SLIGHTLY ELEVATED POSITION WITH VIEWS FROM THE FRONT ELEVATION TOWARDS PENRHYSIDE AND OVER TO THE CONWY MOUNTAIN RANGE, CLOSE TO THE LOCAL CO-OP, COLEG LLANDRILLO, LLANDRILLO YN RHOS PARISH CHURCH, AND ¾ OF A MILE FROM RHOS ON SEA VILLAGE CENTRE.

The accommodation briefly comprises: porch; hallway; L-shaped lounge/diner; kitchen; upvc double glazed door leads to sun room/conservatory; principal bedroom with en-suite two piece washroom; double sized second bedroom; two piece shower room with separate w.c. The property features gas fired central heating and upvc double glazed windows. Outside gardens to the front and rear and driveway for off road parking leads to a single car garage.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation comprises:

UPVC DOUBLE GLAZED PORCH

Views across to Penrhynside.

Glazed timber door into:

HALLWAY

Cloaks cupboard, radiator, loft hatch access.

L-SHAPED LOUNGE/DINER 19'7" x 18'2" - overall measurement (5.98m x 5.54m - overall measurement)



Tiled fireplace with inset gas fire, two radiators, large upvc double glazed window with views towards Penrhynside.



VIEW FROM LOUNGE/DINER



KITCHEN 11'10" x 8'2" (3.63m x 2.49m)



Range of wall, base and drawer units and complementary worktops, single stainless steel single sink and drainer and mixer tap, space for automatic washing machine, space for electric cooker, space for fridge/freezer, radiator.



Upvc double glazed door from the kitchen leads to:

SUN ROOM/CONSERVATORY 10'8" x 8'2" (3.27m x 2.49m)



Two wall light points, upvc double glazed door to rear garden.

PRINCIPAL BEDROOM 14'11" x 11'0" (4.57m x 3.36m)



Radiator.



EN-SUITE W.C.

Wash hand basin and w.c.

BEDROOM 2 12'10" x 9'11" (3.93m x 3.03m)



Radiator.

SHOWER ROOM



Tiled and clad walls, corner shower cubicle with mains shower, pedestal wash hand basin, radiator, airing cupboard and hot water tank.

SEPARATE W.C.

OUTSIDE

FRONT GARDEN



LARGE DRIVEWAY

For 2/3 cars leading to:

SINGLE GARAGE 16'9" x 9'9" (5.12m x 2.99m)

Electric door, gas central heating boiler.

LANDSCAPED GARDEN

with paved pathways, shingle beds and established trees and planting.

REAR GARDEN



Steps down to paved seating area, raised beds, greenhouse, timber shed, hedgerow boundaries.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

Approx. 110.0 sq. metres (1184.5 sq. feet)



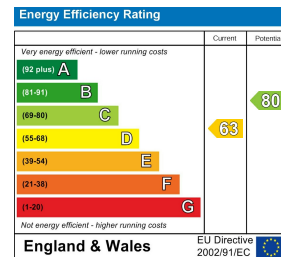
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Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed along the promenade turning right for Rhos on Sea passing Bodafon Fields on the right, continue up the hill, then down the hill towards Rhos on Sea, at the roundabout take the 2nd turning into Llandudno Rd, proceed along the road passing Coleg Llandrillo on the left, then 1st left into Marlborough Dr, turn 1st left into Rochester Way, follow the road round, the property is on the right hand side. Ref: A515 07/08/24

We will be pleased to arrange a viewing of this Home

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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.

