

**Bryan Davies
+ Associates**

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**Hill Park, 32B Brompton Avenue, Rhos on Sea,
Colwyn Bay, Conwy, LL28 4TF**



No Onward Chain £459,950

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED DETACHED THREE BEDROOM EXECUTIVE BUNGALOW RESIDENCE on a large plot, close to Rhos-On-Sea Village, access to Colwyn Bay and the Railway Station, the A55 east and west Expressway. The accommodation briefly comprises:- vestibule; reception hall; 2-piece cloakroom; lounge/bedroom with bay window; separate dining room/sitting room with square arch to conservatory; re-fitted kitchen/breakfast room with built-in appliances; 2 further double bedrooms; 3-piece shower room. The property features new kitchen, bathroom, cloakroom, wiring, decoration, carpets as well as new central heating and some new windows. Outside - garden to the front with off road parking leads to the integral single car garage. Large mature rear garden with lawns, flowerbeds, shrubs, trees, fruit trees, patio area.

THE PROPERTY HAS BEEN EXTENSIVELY RENOVATED BY THE PRESENT OWNERS SINCE 2022 TO A HIGH STANDARD

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The Accommodation Comprises:-

CANOPIED ENTRANCE



With Terrazzo tiled step, DOUBLE OPENING HARDWOOD DOORS into:-

VESTIBULE

Terrazzo tiled floor, coving.

Glazed FRONT DOOR

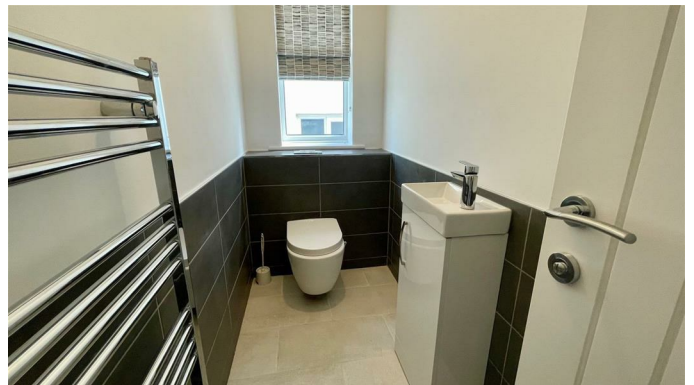
And sidelights to:-

RECEPTION HALL 16'4" x 6'2" widening to 11'1" (4.98m x 1.88m widening to 3.40m)



Coving, recessed downlighters, built-in double cloaks cupboard and top cupboards with hanging rails, telephone point.

2-PIECE CLOAKROOM



With vanity wash hand basin and mixer tap, close coupled w.c, access to the loft space upvc double glazed window, ladder towel rail.

LOUNGE/BEDROOM 14'11" x 12'2" (4.57m x 3.72m)



Including bay window, t.v. point, coving, upvc double glazed window and upvc double glazed bay window.

DINING/SITTING ROOM 12'5" x 11'3" (3.81m x 3.45m)



Coving, t.v point, side aspect upvc double glazed window, opening to:-

CONSERVATORY 8'9" x 8'0" (2.69m x 2.46m)



Tiled floor, t.v point, double radiator, upvc double glazed windows with opening lights and double opening doors to the rear garden.

KITCHEN/DINING ROOM 18'1" x 9'7" maximum (5.53 x 2.93m maximum)



Refitted range of Cream fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated 'Lamona' dishwasher and fridge/freezer, 'Lamona' double oven and 4 ring gas hob and stainless steel cooker hood over, under unit lighting, pull out larder cupboard, tiled floor, double radiator, 2 upvc double glazed windows overlooking the rear garden, wall tiling, recessed downlighters to ceiling, door through to rear/side hallway with tiled floor, side aspect double

opening upvc double glazed doors to garden, skylight window. Access to integral door to garage.



BEDROOM 1 14'4" x 12'8" (4.37m x 3.87m)



Coving, upvc double glazed window to front, double radiator.

BEDROOM 2 11'10" x 11'5" (3.63m x 3.48m)



Coving, upvc double glazed window to rear, double radiator.

3-PIECE SHOWER ROOM



Large double shower stall with twin shower heads, vanity wash hand basin with mixer tap, close coupled w.c, wall boarding, recessed downlighters to plastic panelled ceiling, ladder style towel rail, wall and floor tiling.

OUTSIDE

FRONT GARDEN



Lawn, flowerbeds, trees. Driveway for off road parking for 2 cars minimum leads to:-

INTEGRAL GARAGE 17'0" x 9'7" (5.20m x 2.94m)

Power, light and water, plumbing for a washing machine and worktops, gas and electric meter, 'Vaillant' combination central heating and hot water boiler, slide around door, integral door to side/rear hallway.

LARGE REAR GARDEN



Mature fruit trees, shrubs trees, lawns, patio and sitting areas.



TENURE - FREEHOLD

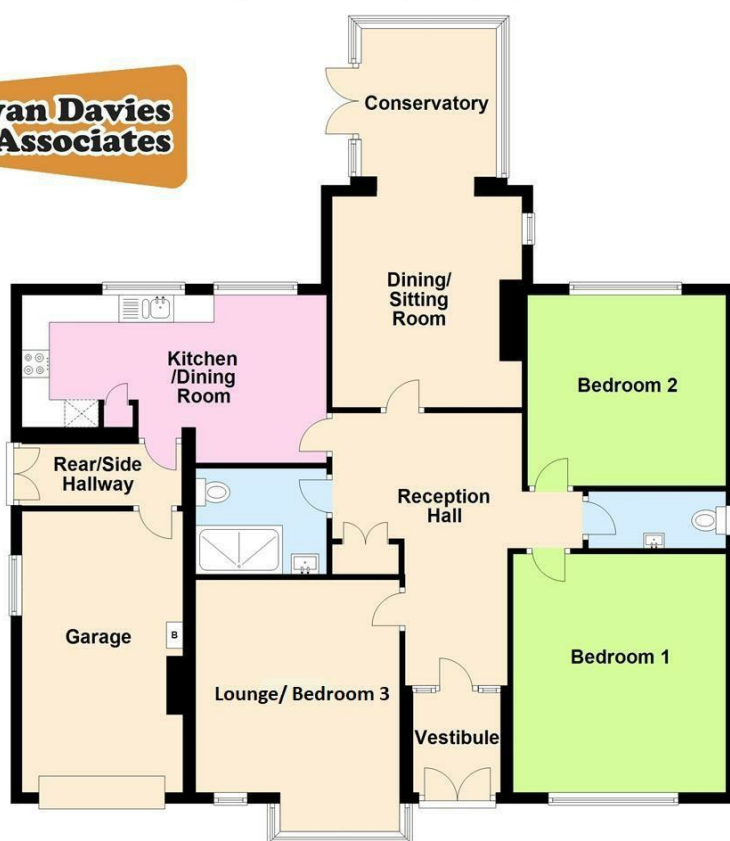
COUNCIL TAX BAND

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

Ground Floor

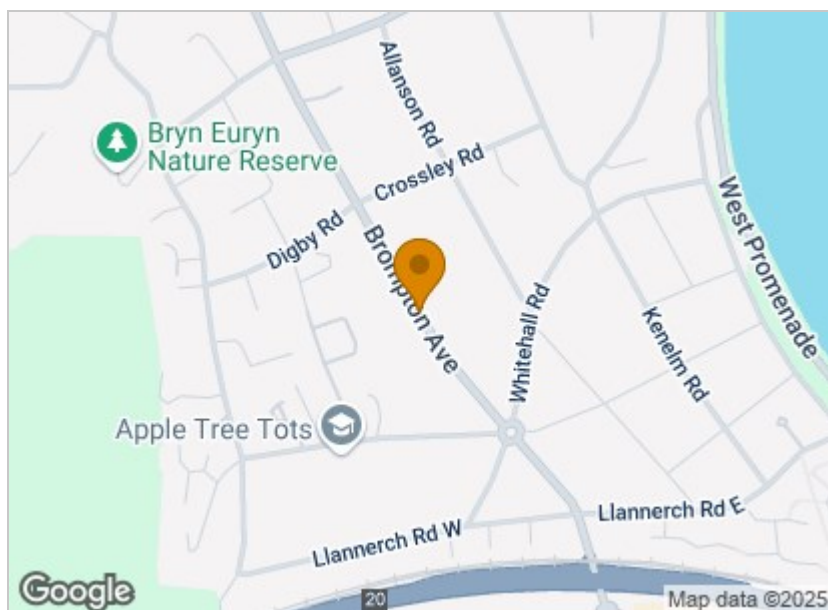
Approx. 131.5 sq. metres (1415.8 sq. feet)

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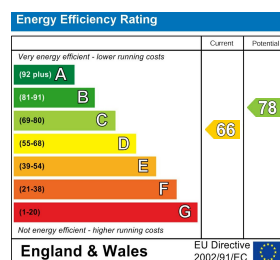


Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Cayley Flyer Public House on Rhos on Sea promenade, proceed in the direction of Colwyn Bay, turn into Whitehall Road, follow the road round and at the roundabout take the fifth turn onto Brompton Avenue and the property can be viewed on the right hand side within 250 yards. REF: A537 16/08/24 REV 06/06/25

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.

