

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

18 Crafnant Road, Rhos On Sea, Colwyn Bay, Conwy,
LL28 4SS



No Onward Chain £235,000

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www.bdahomesales.co.uk

THIS SPACIOUS THREE BEDROOM SEMI DETACHED CHALET BUNGALOW SITUATED ABUTTING RURAL FIELDS IS APPROXIMATELY ¾ OF A MILE OF THE CO-OP MINI MARKET, LLANDRILLO PARISH CHURCH AND COLEG LLANDRILLO AND WITHIN EASY REACH OF COLWYN BAY.

The accommodation which is in need of some updating, briefly comprises: porch; hall; lounge; kitchen; sun room; ground floor principle bedroom; bedroom two/dining room; three piece shower room. A door from the hall leads to a staircase to the first floor landing; third bedroom and two useful eaves storage spaces. 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.

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

The accommodation comprises:

Upvc double glazed side porch to:-

PORCH

Inner door to:

HALL

Radiator.

LOUNGE 16'1" x 11'10" (4.92m x 3.63m)



Marble fire surround and hearth, coal effect gas fire, double and single radiators, upvc double glazed window.

KITCHEN 11'9" x 10'2" (3.60m x 3.10m)



Range of oak effect fronted base, wall and drawer units

with round edge worktops, stainless steel sink, built-in oven, four ring gas hob, plumbing for a washing machine, double radiator, 'British Gas' combination central heating and hot water boiler, wall tiling, upvc double glazed window, upvc double glazed door to:

SUN ROOM 10'9" x 5'8" (3.30m x 1.75m)



Upvc double glazed window and door to garden with rural views towards the hillside.



BEDROOM 1 12'5" x 11'11" (3.80m x 3.64m)



Built-in wardrobes and cupboards, radiator, upvc double glazed window with rural views towards the hillside.

BEDROOM 2/DINING ROOM 10'10" x 10'2" (3.32m x 3.10m)



Radiator, upvc double glazed windows.

SHOWER ROOM



Shower stall with 'Micra Sport' electric shower, pedestal wash hand basin and close coupled w.c., wall tiling, radiator, upvc double glazed window.

A door from the hall leads to a staircase to the:

FIRST FLOOR LANDING

BEDROOM 3 12'2" x 10'2" (3.71m x 3.11m)



(no radiator) upvc double glazed window.

TWO LARGE WALK-IN STORAGE ROOMS



With double glazed 'Velux' windows.



OUTSIDE

FRONT GARDEN

With lawns and sheds.

DRIVEWAY

For off road parking.

REAR GARDEN



With lawn, shrubs and patio, pre-fab storage shed, timber shed.

TENURE

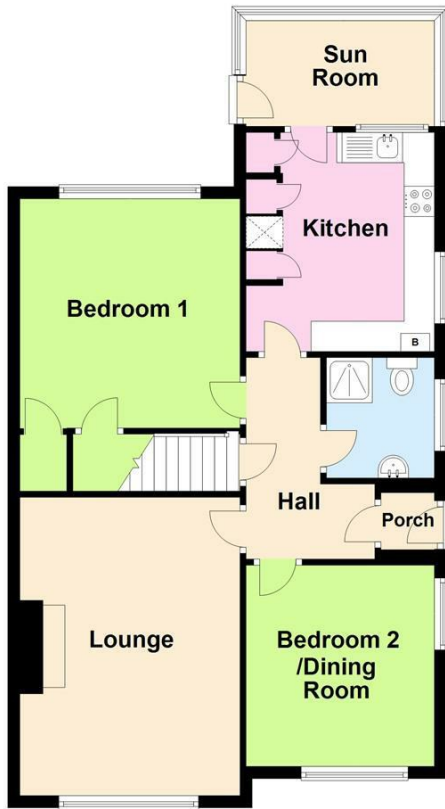
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

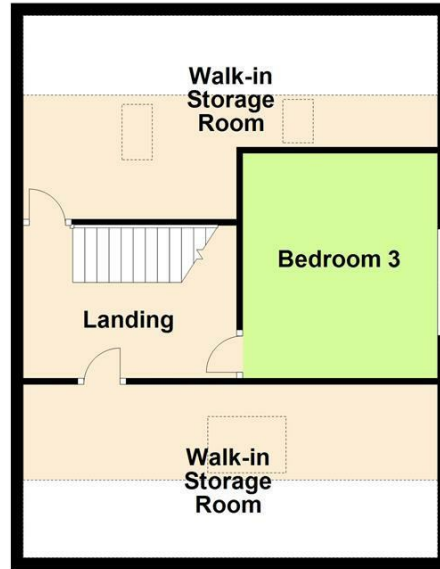
Approx. 75.1 sq. metres (808.4 sq. feet)



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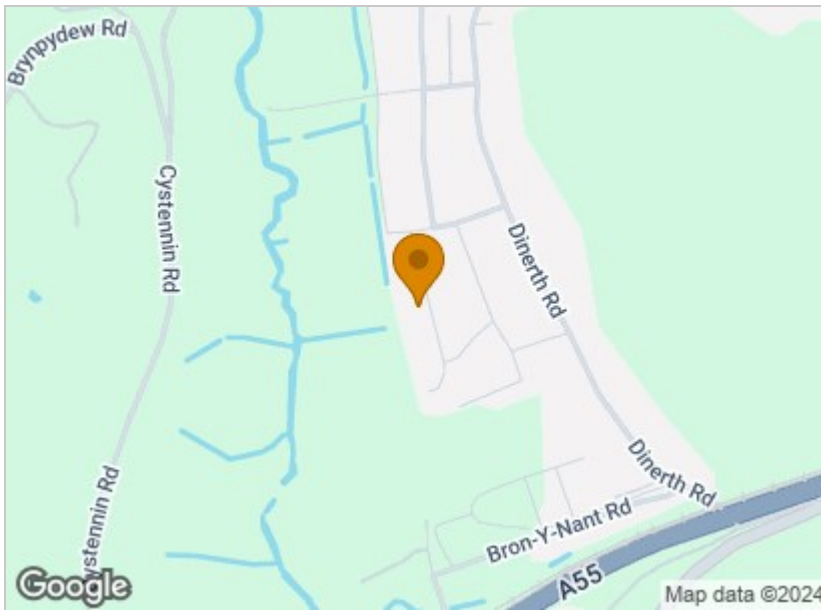
First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)

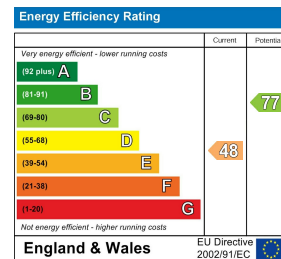


Total area: approx. 136.1 sq. metres (1464.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandrillo College on Llandudno Road proceed up the hill at the Co-op Mini-market, turn right on to Dinerth Road and follow the road for approximately a half a mile, turn right into Craig View, second on the left into Crafnant Road and the property is on the right hand side. A481 02/09/24

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.

