

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

**10 Crossley Road, Rhos On Sea, Colwyn Bay, Conwy,  
LL28 4HH**



**No Onward Chain £430,000**

 3  1  2  D

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



A BEAUTIFULLY PRESENTED AND UPGRADED SPACIOUS DETACHED BUNGALOW situated in a sought after road in Rhos-On-Sea. Set in a quiet location, minutes walk from the promenade and the centre of the village. The accommodation briefly comprises:- hall; lounge; kitchen/diner; two to three bedrooms; well appointed 4-piece bathroom; conservatory overlooking the rear garden. Outside:- driveway parking for approximately 3 cars, detached brick built garage. The property features fitted kitchen/breakfast/dining room, modern 4-piece bathroom, gas fired central heating and upvc double glazing throughout.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR into:-

PORCH

Tiled floor. Timber door into:-

HALLWAY



Loft hatch access with pull down slingsby ladder.

DOUBLE ASPECT L-SHAPED LOUNGE 14'11" x 11'11" maximum - irregular shaped room (4.57m x 3.64m maximum - irregular shaped room)



Tiled feature fireplace with inset gas fire, coving, 2 radiators.



KITCHEN 19'11" x 9'9" maximum (6.09m x 2.99m maximum)



Range of base, wall and drawer units in Cream with



complementary worktops, tiled splashbacks, gas 'Rangemaster' cooker, 'Rangemaster' chimney style extractor fan, integral 'Kenwood' dishwasher, 1½ bowl stainless steel sink and drainer, radiator. Door to rear porch, storage cupboard housing 'Worcester' gas fired central heating boiler, space for automatic washing machine, upvc double glazed door to rear garden.



BEDROOM 1 13'9" x 11'10" (4.21m x 3.63m)



Built-in wardrobes, radiator. Views to the rear garden.



BEDROOM 2 11'10" x 11'10" (3.63m x 3.62m)



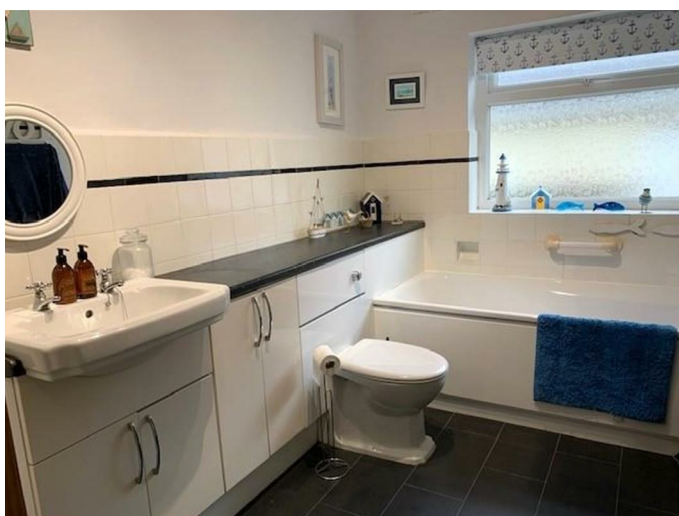
Radiator. Views to the rear garden.

BEDROOM 3/OFFICE 9'10", 203'4" x 10'10" (3.62m x 3.32m)



Radiator.

BATHROOM



Corner shower with glass doors and mains shower, modern side panelled bath and shower attachments

taps, vanity wash hand basin and w.c, partial wall and floor tiling.



## REAR GARDEN



Seating area, steps down to lawn with established trees and bushes, hedgerow boundary.

DETACHED SINGLE CAR GARAGE 17'8" x 10'0" (5.41m x 3.05m)

Light and power.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

CONSERVATORY (off hall) 11'8" x 10'0" (3.56m x 3.07m)



Upvc double glazed French doors into conservatory, glass roof, upvc single door to rear garden. Tiled flooring.

## OUTSIDE

### FRONT GARDEN

Lawned area with hedgerow boundary and established plants. Driveway parking for 2 to 3 cars.



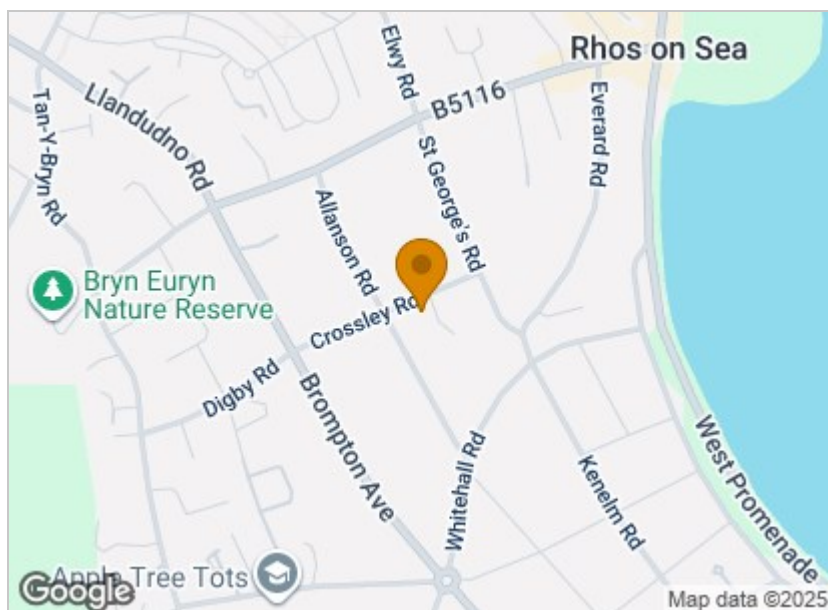
## Ground Floor

Approx. 118.6 sq. metres (1276.8 sq. feet)

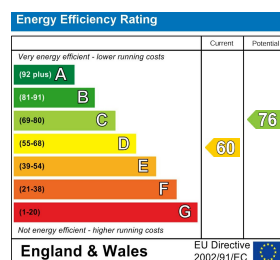


Total area: approx. 118.6 sq. metres (1276.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From the Cayley Flyer Public House on Rhos on Sea promenade, turn left onto Rhos Road, fourth turning on the left into St George's Road then first right onto Crossley Road and the property can be viewed after the Church on the left hand side. REF: A587 30/10/24 Rev 23/01/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

