

**Bryan Davies  
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**46 St. Davids Road, Old Colwyn, Colwyn Bay, Conwy,  
LL29 9BL**



**O.I.R.O £164,000**

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THIS SPACIOUS AND CLEANLY PRESENTED THREE BEDROOM MID TERRACE HOME SITUATED IN A SLIGHTLY ELEVATED POSITION WITH SEA VIEWS PARTICULARLY FROM THE FIRST FLOOR OVER TO RHOS ON SEA AND THE LITTLE ORME, WITHIN EASY ACCESS OF OLD COLWYN SHOPS INCLUDING ALDI.

The accommodation briefly comprises:- hall; through lounge/dining room; kitchen; rear porch with utility room, store room and separate w.c.; 3/4 landing with principle bedroom; first floor landing; two further double sized bedrooms; study/cot room and a three piece wet room. The property features gas fired central heating and upvc double glazed windows. Outside – front garden laid to lawn; rear garden with decorative chippings, trees and shrubs. Access to a rear service road.

The accommodation comprises:  
Upvc double glazed door into:

#### HALLWAY



Understairs cupboard, radiator.

#### LOUNGE 20'0" x 10'5" (6.10m x 3.18m)



Composite decorative fireplace with inset gas fire, two wall light points, two radiators, partial sea views to front of property.

#### KITCHEN 10'10" x 8'10" (3.32m x 2.71m)



Range of wall, base and drawer units with complementary worktops and tiled splashbacks, space for dishwasher, built in electric oven and gas hob with extractor over, 'Baxi' central heating boiler, separate pantry cupboard.

Upvc double glazed door to side entrance.

#### REAR PORCH AREA

Door to front and rear.

#### UTILITY ROOM

Plumbing for automatic washing machine and electric connected.

#### SEPARATE STORAGE SPACE AND W.C.



A staircase leads to the:

FIRST FLOOR 3/4 LANDING

BEDROOM 1 14'0" x 10'1" (4.28m x 3.08m)



Airing cupboard with shelves, radiator.

2 STAIRS UP TO MAIN LANDING AREA

Loft access, shelved cupboard with hot water tank.

BEDROOM 2 10'11" x 10'2" (3.33m x 3.10m)



Radiator.

BEDROOM 3 10'5" x 8'7" (3.18m x 2.64m)



Radiator, sea views towards Rhos on Sea and the Little Orme.

VIEW FROM BEDROOM 3



STUDY/COT ROOM 5'3" x 5'2" (1.61m x 1.59m)



Raised storage space (above stairs), sea views.

WET ROOM



Electric shower with shower curtain, wash hand basin, w.c., partial wall tiling, radiator, non slip flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn.

## REAR GARDEN



Paved seating area with steps and tiered areas with gravel beds, established trees, bushes, and hedgerow and fence boundaries.

## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

COUNCIL TAX BAND Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



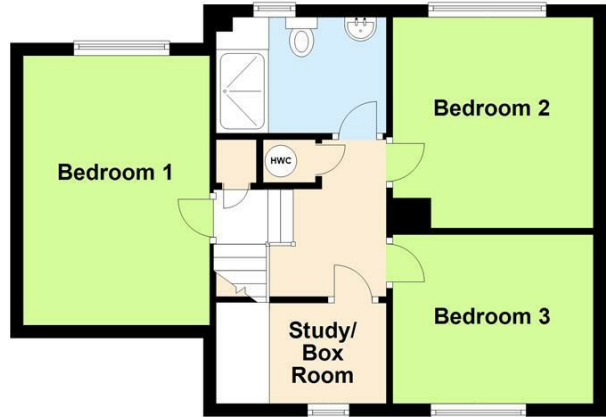
### Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



### First Floor

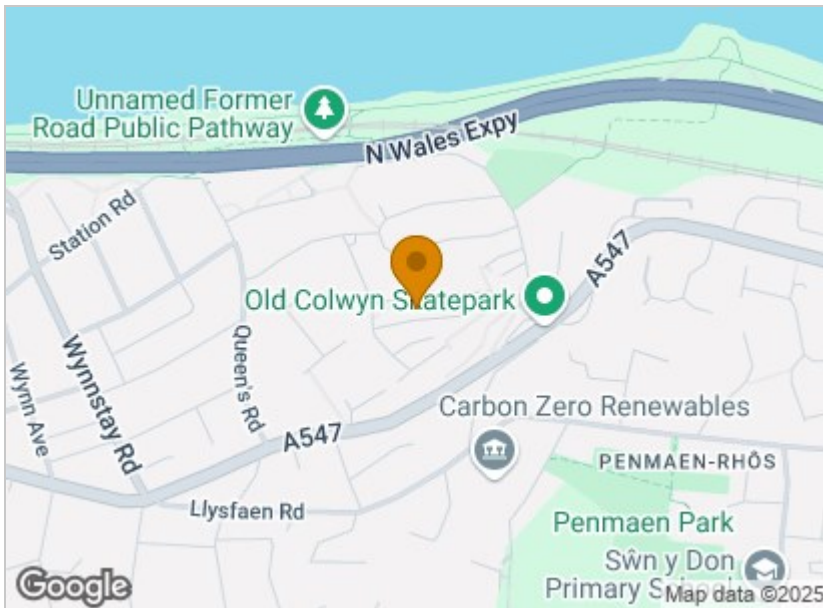
Approx. 49.3 sq. metres (531.1 sq. feet)



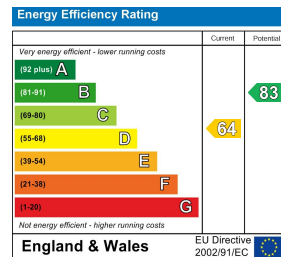
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Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From 'Aldi' in Old Colwyn proceed up the hill on Abergele Road, after passing the car showroom garage on the right hand side, turn left onto Queens Road, take the 2nd turning on right onto St Davids Road, continue to your next right, follow up the hill, take the 1st left and the property can be viewed on the right hand side within 60 yards. A590 19/12/24 Rev 26/03/25

**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.

