

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

**12 Digby Road, Rhos On Sea, Colwyn Bay, Conwy,  
LL28 4TG**



**£525,000**

 3  1  2  E

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



THIS LOVELY PROPERTY IS A QUALITY CUSTOM BUILT LATE 1950's DORMER BUNGALOW SITUATED ON A SIZEABLE PLOT IN AN EXCLUSIVE AREA OF RHOS ON SEA WITHIN EASY REACH OF RHOS ON SEA VILLAGE, COLWYN BAY, LLANDUDNO AND THE EAST AND WESTBOUND A55 EXPRESSWAY. The accommodation briefly comprises: front door to porch; reception hall; lounge/dining room with french door to upvc double glazed conservatory; kitchen leading to the rear porch; small study/hobbies room; wc; two good sized bedrooms with built in wardrobes; 4 piece bathroom including separate shower stall; a staircase from the reception hall leads to the first floor 3rd bedroom with en-suite two piece washroom. Outside pleasant landscaped gardens to the front and rear, lawns, flower beds shrubs and trees, with a drive for off road parking for several cars leading to a single car garage.

The Accommodation Comprises:-

Timber glazed FRONT DOOR to:-

PORCH

Glazed timber door into hallway.

HALLWAY



3 radiators, secondary glazing and single glazed porthole window, 4 wall light fittings - under stairs storage cupboard.

BATHROOM



Partial wall and floor tiling, coloured suite comprising bath with shower attachment, wc, pedestal wash hand basin, shower cubicle with mains shower, ladder style towel rail, inset downlighters.

LOUNGE/DINING ROOM 18'0" x 17'5" max (5.49m x 5.32m max)



Marble fire surround with inset electric fire, large picture window with garden views, 4 radiators, glass window partition, 3 wall light points. Doors to conservatory.



CONSERVATORY 16'10" x 8'9" (5.15m x 2.68m)



2 UPVC double glazed patio doors with access to garden, glass roof, 1 radiator, 3 wall light points.





KITCHEN 17'2" x 9'7" (5.24m x 2.94m )



Range of wall base and drawer units with composite worktops, tiled splashbacks, single stainless steel sink and drainer with mixer taps, integral electric hob, unit housing 'Bosch' double electric oven, breakfast bar, radiator.



Glazed door to UTILITY AREA

REAR PORCH

Vaillant gas central heating boiler.

STUDY/ HOBBIES ROOM 11'5" x 4'11" (3.49m x 1.51m)



Radiator

SEPARATE WC

Glazed door to garden  
From rear porch.

BEDROOM 1 13'11" x 12'8" max (4.25m x 3.88m max)



Fitted wardrobes and vanity wash hand basin, bedside tables, radiator.





BEDROOM 2 13'10" x 12'11" including wardrobes (4.24m x 3.94m including wardrobes)



Fitted wardrobes, top boxes and vanity wash hand basin, dressing table and bedside tables, 1 radiator, 2 wall light points.



Stairs from the hall to :-

FIRST FLOOR

BEDROOM 3 16'1" x 10'4" (4.91m x 3.17m)



Some restricted head height. Storage cupboard housing hot and cold water tanks, built in cupboards and drawers.



EN-SUITE WASHROOM



W.c and wash hand basin, Velux window, small ladder style towel rail.

LOFT STORAGE ROOM 17'9" x 12'5" (5.42m x 3.80m)

Some restricted head height.

OUTSIDE

Block paved driveway for approximately 4 vehicles

FRONT GARDEN

Secluded garden with large lawned area and established trees and bushes.

SIDE GARDEN

Patio seating area (by conservatory).

REAR GARDEN



Side gate leads to a large lawned garden with raised seating area, timber shed and fence and hedge boundaries.



Internal door from the rear porch to:-

**GARAGE 19'0" x 9'10" (5.81m x 3.01m)**

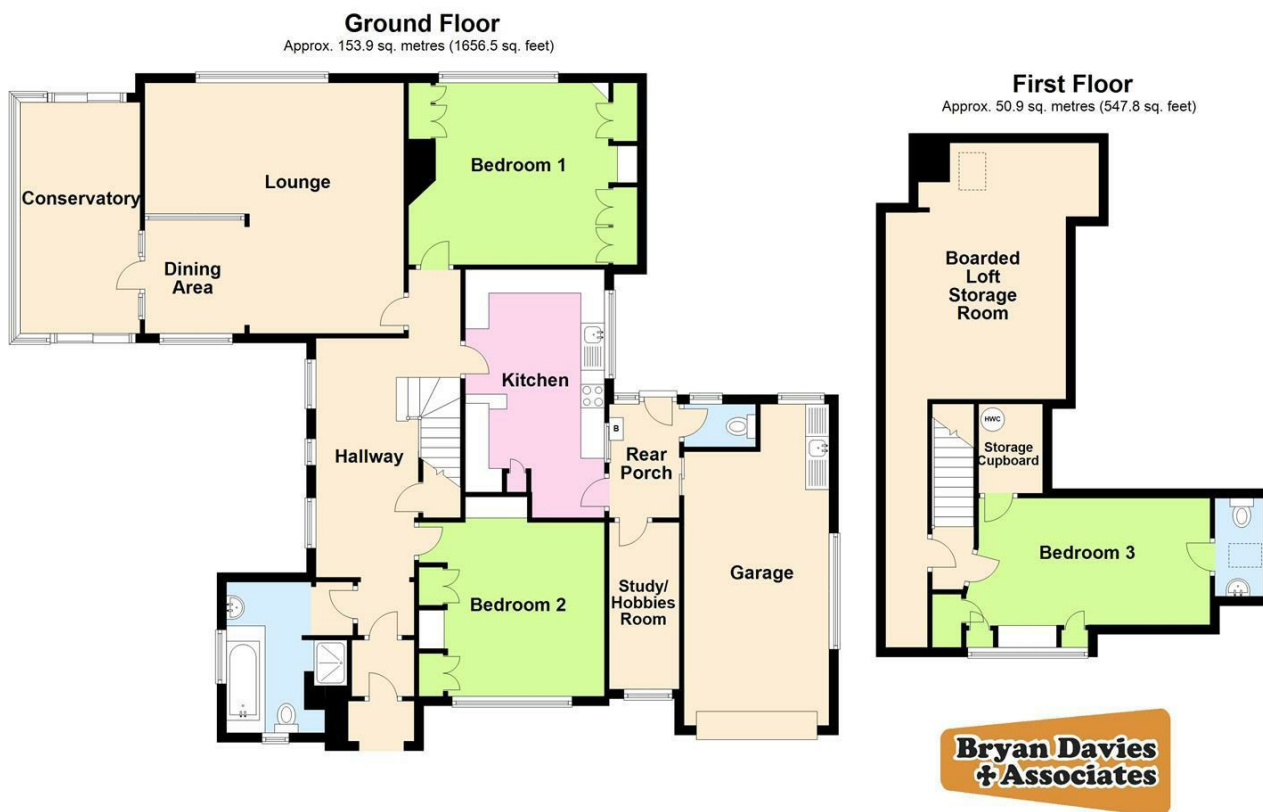
Electric up and over door, tool bench area, units having a single sink and drainer, space for a washing machine, fridge/ freezer.

**COUNCIL TAX**

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

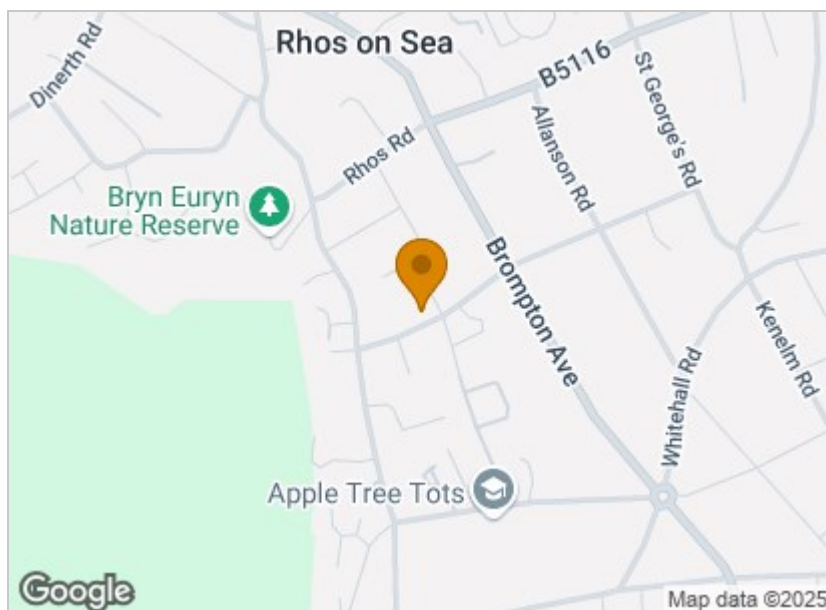
**TENURE**

The property is held on a FREEHOLD tenure.

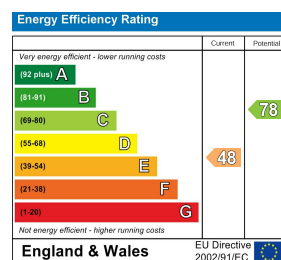


Total area: approx. 204.8 sq. metres (2204.2 sq. feet)

#### 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, at the end of Crossley Road directly opposite at the crossroads is Digby Road, the bungalow can be found a short distance up on the right hand side. Ref A385 21/01/25

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

