

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

**14 Rochester Way, Rhos On Sea, Colwyn Bay,  
Conwy, LL28 4NJ**



**£310,000**

 2  1  2  D

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



THIS IS A WELL APPOINTED TWO BEDROOM DETACHED BUNGALOW situated in an established residential location affording 'Little Orme' and sea views less than a mile away from Rhos on sea village with its shopping, promenade and amenities, within one third of a mile of the local Co-op at the end of Dinerth Road, as well as close to Llandrillo yn Rhos Parish Church.

The accommodation comprises: steps lead to the entrance porch; reception hall; triple aspect lounge/dining room with opening through to the kitchen/breakfast room with a comprehensive range of Italian design units; utility room; two double bedrooms - both with a range of wardrobes with high gloss finish and fully tiled shower room. From the entrance porch there is an enclosed and covered walk way leading to a sun lounge which leads to the garden and a door to the garage. The property benefits from gas fired central heating and upvc double glazed windows. Outside the front garden is laid to slate chippings with a raised seating area; brick block paviour driveway leading to the garage; low maintenance rear garden.

#### INTERNAL VIEWING ESSENTIAL

The accommodation comprises:  
Upvc double glazed front door to:

#### ENTRANCE PORCH

Inner door to the:

#### RECEPTION HALL

Radiator, cupboard housing central heating boiler, access to loft.

TRIPLE ASPECT LOUNGE/DINING ROOM 21'1" x 12'10"  
(6.45m x 3.92m)



Wall mounted feature log effect electric fire with display mantle, two double radiators.

#### VIEWS EXTENDING OVER TO 'LITTLE ORME' AND SEA



Opening through to the:

KITCHEN/BREAKFAST ROOM 13'7" x 9'9" (4.15m x 2.98m)



Comprehensive range of Italian design wall, base and drawer units in high gloss finish with chrome handles, granite worktop surfaces, 'Smeg' double bowl sink with mixer tap, integrated fridge/freezer and 'Lamona' single oven in housing unit, 'Kuppersbusch' ceramic four ring hob with wok cooking zone, overhead extractor hood, marble effect splashbacks, curved granite breakfast bar two radiators.



Door and step down to the:

#### UTILITY ROOM



Wall cupboards, worktops incorporating 1½ bowl sink with mixer tap, plumbing for an automatic washing machine, plumbing for an automatic dishwasher, upvc double glazed door leading to the garden.

#### PRINCIPAL BEDROOM 12'9" x 12'2" (3.89m x 3.72m)



Range of free-standing wardrobes with high gloss finish, double radiator.

#### BEDROOM 2 12'9" x 9'8" (3.91m x 2.95m)



Range of free-standing wardrobes with high gloss finish, radiator.

#### RE-FITTED 3 PIECE SHOWER ROOM 6'7" x 5'6" (2.02m x 1.68m)



Beautifully fitted to include corner shower stall with seat, mains shower and corner shelving, corner vanity wash hand basin with mixer taps, ladder style towel rail, close couple w.c. with display shelving, boarded wall cladding, extractor, recessed spotlights, lino flooring, upvc double glazed window.

#### SUN LOUNGE 9'1" x 7'3" (2.77m x 2.21m)

Maximum with upvc double glazed windows, good size storage cupboard, upvc double glazed door leading to the garden, door to the garage.

#### OUTSIDE

##### FRONT GARDEN

Laid to slate chippings, raised seating area.

##### BRICK PAVIOUR DRIVEWAY

Leading to the:

#### GARAGE 17'3" x 9'0" maximum (5.26m x 2.76m maximum)

Electric up and over door, power and light.



## REAR GARDEN



Lower paved patio, steps up to low maintenance garden laid to ornamental chippings and paving, further patio area enclosed by wall boundary, outside tap.



## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

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

## Ground Floor

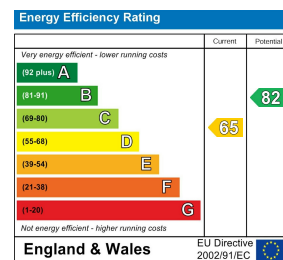
Approx. 104.3 sq. metres (1122.2 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed along the promenade turning right for Rhos on Sea passing Bodafon Fields on the right, continue up the hill, then down the hill towards Rhos on Sea, at the roundabout take the 2nd turning into Llandudno Rd, proceed along this road passing Coleg Llandrillo on the left, take the 1st left into Marlborough Dr, turn 1st left into Rochester Way, follow the road round, the property is on the right hand side. Ref: A635 14/02/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

