

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**10 Dulas Close, Rhos On Sea, Colwyn Bay, Conwy,
LL28 4UR**



£295,000

 3  1  3  D

www.bdahomesales.co.uk

AN ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW WITH SOME DISTANT COASTAL AND LITTLE ORME VIEWS SITUATED IN A POPULAR LOCATION WITH EASY ACCESS TO THE LOCAL MINI-MARKET, LLANDUDNO PARISH CHURCH, BUS SERVICES BETWEEN LLANDUDNO AND COLWYN BAY. RHOS VILLAGE WITH ITS SHOPS, SPORTING AMENITIES AND PROMENADE IS WITHIN A MILE AND A QUARTER.

The accommodation comprises: Porch; inner hallway; lounge; kitchen; dining room; conservatory; principal bedroom; stairs from the dining room lead to: first floor landing; bedroom two and bedroom three/study. The property benefits from gas fired central heating and upvc double glazed windows. Outside - front garden with lawned area, established borders of bushes and plants; brick driveway and garage; rear garden with lawned area, seating area laid mainly to shingle and decorative paving edged with decorative planted borders.

The accommodation comprises:
Upvc double glazed door into:

PORCH

Cupboard housing meters.

INNER HALLWAY

Thermostat for central heating, radiator.

LOUNGE 16'5" x 15'2" (5.02m x 4.64m)

Marble fire surround, back and hearth with gas fire inset, coving, two radiators, upvc double glazed windows, upvc double glazed double opening door to front garden.

KITCHEN 11'5" x 10'1" (3.50m x 3.09m)



Range of wall, base and drawer units with complementary worktops incorporating stainless steel 1 ½ bowl sink and drainer with mixer tap, built in four ring gas hob with extractor fan above, built in double electric oven, breakfast bar area, partially tiled walls, inset spotlights, integral fridge, freezer, space for automatic washing machine.

DINING ROOM 10'4" x 7'10" minimum (3.15m x 2.41m minimum)



Radiator, stairs to first floor.

Upvc double glazed door to:

CONSERVATORY 8'0" x 6'5" (2.44m x 1.97m)



Polycarbonate roof, double glazed door to garden, distant views to sea and Little Orme.

PRINCIPAL BEDROOM 12'0" x 11'6" (3.66m x 3.53m)



Radiator, upvc double glazed window.



FULLY TILED BATHROOM



P-shaped bath with over bath shower, pedestal wash hand basin, low flush w.c., extractor fan, inset spotlights, ladder style towel rail.

Stairs from Dining Room lead to:

FIRST FLOOR LANDING

Velux window.

BEDROOM 2 12'0" x 9'8" reduced head height (3.68m x 2.95m reduced head height)



Under eaves storage, radiator, Velux window, sea and Little Orme views.

VIEW FROM BEDROOM 2



BEDROOM 3/STUDY 9'6" x 7'3" some reduced head height (2.91m x 2.21m some reduced head height)
Radiator, Velux window, sea and Little Orme views.

OUTSIDE

FRONT GARDEN

Lawned area with established borders of bushes and plants, external power points, path down side leading to rear of property and timber gate.

BRICK DRIVEWAY

And path down side leading to timber gate and rear of property.

GARAGE

Up and over door.

REAR GARDEN

Paved path with seating area laid mainly to shingle and decorative paving edged with decorative planted borders, timber gate to side to property.

TENURE

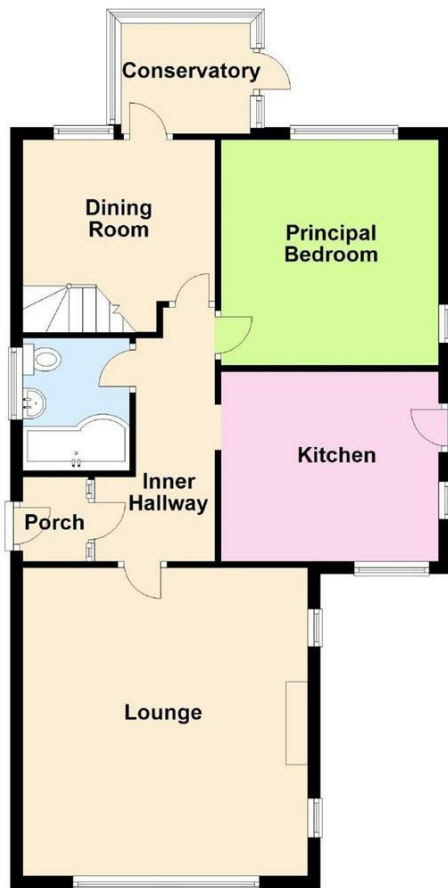
The property is held on a FREEHOLD tenure.

COUNCIL TAX

Council Tax Band is E - obtained from www.conwy.gov.uk

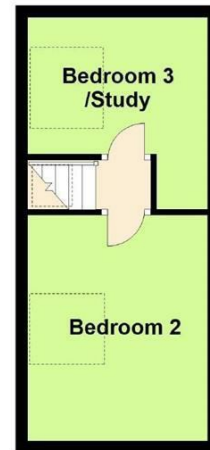
Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



First Floor

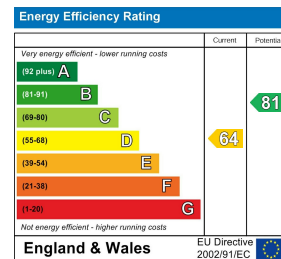
Approx. 20.1 sq. metres (216.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From Coleg Llandrillo on Llandudno Road proceed up the hill, at the Co-op turn right on to Dinerth Road, turn first left onto Princess Avenue, follow the road round and Dulas Close is the cul de sac on the left hand side. Ref: A655 24/07/25

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.

