

**Bryan Davies
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AUCTIONEERS
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No Onward Chain £189,950

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THIS BEAUTIFUL PENTHOUSE 3 BEDROOMED 3 BATHROOM NEWLY RENOVATED AND CONVERTED APARTMENT WITH SEA VIEWS HAS THE CONVENIENCE OF RHOS ON SEA SHOPS, RESTAURANTS AND THE NEW PROMENADE VIRTUALLY ON THE DOORSTEP.

The accommodation briefly comprises:- shared reception area and staircase to the second floor; self contained door to hall; lounge; fitted and equipped kitchen/dining room; two bedrooms with en-suite facilities; third bedroom/study and a three piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - there is parking for two cars. We are advised that a new lease will be provided and a management committee set up. The two remaining apartments in the building are in the process of being converted and are due to be completed by the end of the year.

INTERNAL INSPECTION THOROUGHLY RECOMMENDED

The accommodation comprises:-

Upvc double glazed front door to:

RECEPTION HALL



Staircase to:

SECOND FLOOR

Self contained door to:

HALL

LOUNGE 13'11" x 13'3" (4.26m x 4.04m)



Double radiator, upvc double glazed window, sea and distant hill views.



KITCHEN/ DINING ROOM 12'6" x 11'11" (3.83m x 3.64m)



Range of newly fitted base, wall and drawer units with round edged work tops, stainless steel sink, built in oven, four ring electric hob and cooker hood over, integrated fridge and freezer, double radiator, upvc double glazed windows, distant hill views.



UTILITY / BOILER ROOM



Base and drawer units with round edged work tops, plumbing for a washing machine, extractor fan, 'IDEAL' gas fired combination central heating and hot water boiler.

BEDROOM 1 12'6" x 12'1" (3.83m x 3.70m)



Double radiator, upvc double glazed window, distant hill views.

ENSUITE 3 PIECE BATHROOM



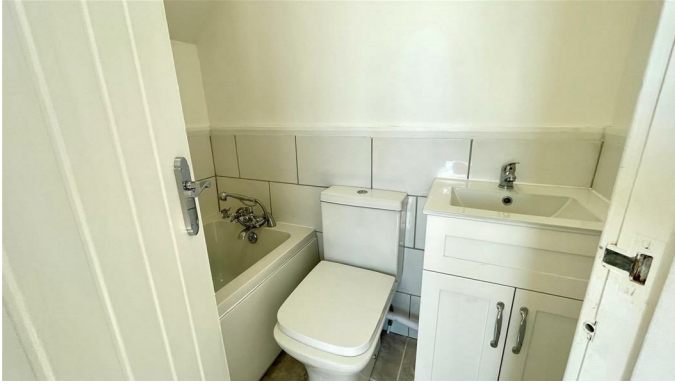
Panelled bath with over bath shower, wash hand basin, close coupled wc, heated towel warmer.

BEDROOM 2 14'0" x 11'8" (4.29m x 3.57m)



Double radiator, upvc double glazed window, distant hill views.

ENSUITE 3 PIECE BATHROOM



With wall tiling, bath, vanity wash hand basin, close coupled w.c.

BEDROOM 3/STUDY 10'8" x 6'10" minimum (3.27m x 2.09 minimum)



Upvc double glazed window, double radiator, sea and distant hill views.

SEPARATE 3 PIECE SHOWER



With electric shower, vanity wash hand basin and close coupled w.c.

OUTSIDE

PARKING

For two cars.

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term.

SERVICE CHARGES AND GROUND RENT

We have been advised by the vendor that the service charge is currently £85.00 per month.

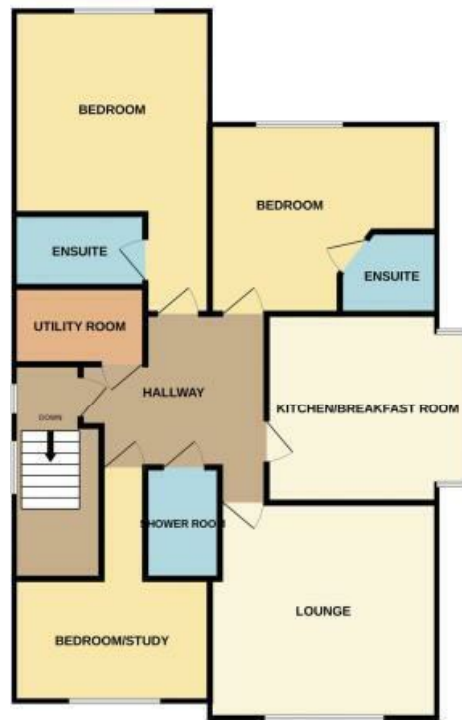
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These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX BAND

TO BE ASSESSED

GROUND FLOOR



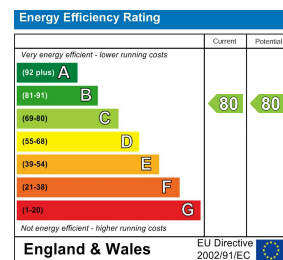
RP 3821

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of sale.

Area Map



Energy Efficiency Graph



Directions

From the Co-Op in Rhos-On-Sea proceed up Colwyn Avenue and turn left onto Abbey Road, take 2nd right into College Avenue and the property can be viewed on the right hand side. Ref A693 01/05/25 Rev 13/05/25

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.

