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**AUCTIONEERS  
●  
ESTATE AGENTS**

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**15 Woodlands Avenue, Rhos On Sea, Colwyn Bay,  
Conwy, LL28 4RU**



**No Onward Chain £269,950**

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THIS SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY SIZED HOME IS SITUATED IN THIS PLEASANT CUL DE SAC WITHIN 300 YARDS OF THE RHOS ON SEA PROMENADE AND VILLAGE SHOPS, AND EASY ACCESS TO COLWYN BAY AND THE A55 EXPRESSWAY.

The property, built in 1918 is full of character and retains many original features, has been in the same family since 1988 and briefly comprises:- front door to porch; entrance hall; lounge with bay window; separate dining room; kitchen/breakfast room; ground floor three piece shower room; first floor landing; four good sized bedrooms and a three piece bathroom. The property features gas fired central heating. Outside – small front garden and off road parking; attractively planted rear garden with lawn, flower beds, shrubs and small patio area. Access to a basement/cellar - ideal for conversion to Home Office/Entertainment Room/Gym (subject to any Planning Consent and Building Regulations).

LOTS OF CHARACTER WITH BRIGHT AND AIRY ROOMS

N.B. PLEASE BE AWARE THAT THE PROPERTY HAS SPRAY FOAM ROOF INSULATION - THEREFORE CASH BUYERS ONLY

The accommodation comprises:

Arch entrance glazed door and sidelights to:

#### PORCH

Decorative tiled floor, inner glazed coloured leaded floor and sidelights to:

#### ENTRANCE HALL



Coving, telephone point, radiator.

LOUNGE 16'11" x 13'4" into bay window (5.18m x 4.08m into bay window)



Mahogany fire surround with tiled back and hearth, display shelf, picture rails and coving, two wall light points, radiator, glazed front door bay window with coloured leaded lights.



DINING ROOM 15'4" x 11'6" (4.69m x 3.51m)



Tiled fireplace and hearth with display shelf and open fire, picture rails, coving, radiator, glazed sash windows.

### KITCHEN 13'1" x 9'10" (3.99m x 3.00m)



Fitted range of beech effect fronted base, wall, drawer and corner display units with mottled round edged worktops incorporating single drainer sink unit, space for cooker and fridge/freezer, wall mounted 'Logic' gas fired central heating and hot water boiler, wall tiling, lino flooring, glazed window to rear, rear access door with steps down to rear garden.



### GROUND FLOOR 3-PIECE SHOWER ROOM



With corner shower stall, 'Triton' electric shower, pedestal wash hand basin and close coupled w.c., ladder style towel rail, wall and floor tiling, understairs storage area with window and electric meter, glazed windows.

A staircase from the Entrance Hall leads to:

### FIRST FLOOR LANDING

Coloured leaded window, radiator, access to roof space.

### BEDROOM 1 16'11" x 13'5" (5.18m x 4.11m)



Picture rails, glazed windows with coloured leaded lights to front.

### BEDROOM 2 15'10" x 11'4" (4.83m x 3.47m)



Picture rails, vanity wash hand basin, radiator, glazed sash windows to rear.

### BEDROOM 3 10'0" x 7'10" (3.05m x 2.40m)



With built-in triple pine fronted cupboards with hot water tank and storage cupboard, picture rails, double radiator, glazed window to rear.

**BEDROOM 4 8'0" x 7'0" minimum (2.45m x 2.15m minimum)**



Wash hand basin, picture rails, radiator, upvc double glazed corner window to front with coloured leaded lights.

**3-PIECE BATHROOM**



Comprising panel bath, vanity wash hand basin, close coupled w.c., ladder style towel rail, wall tiling, glazed window.

**OUTSIDE**

**FRONT GARDEN**

Lawn, shrubs.

**PAVED OFF ROAD PARKING**

**REAR**



**REAR GARDEN**



Lawn, flower beds, shrubs and small patio area.

**BASEMENT/CELLAR 15'3" x 11'6" height 6'3" (4.65m x 3.52m height 1.92m)**



Power and light. Ideal for conversion to Home Office/Entertainment Room/Gym (subject to any Planning Consent and Building Regulations).

**TENURE**

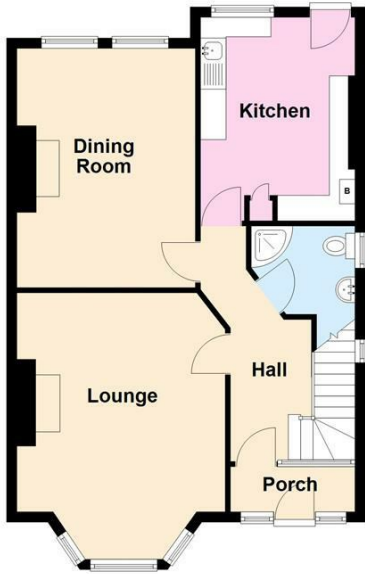
The property is held on a FREEHOLD tenure.

**COUNCIL TAX BAND**

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

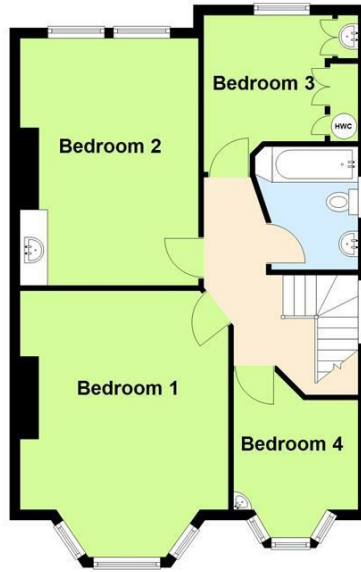
### Ground Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



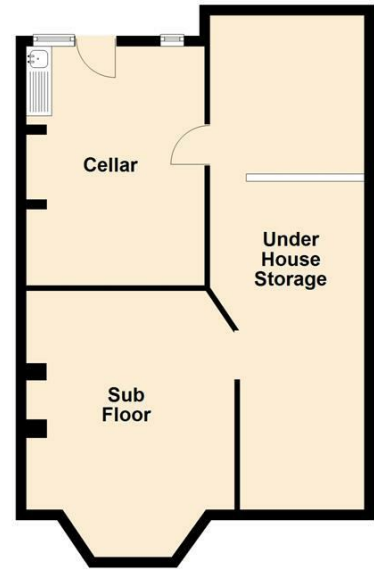
### First Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



### Basement

Approx. 63.9 sq. metres (688.0 sq. feet)

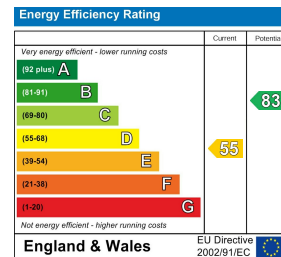


Total area: approx. 192.9 sq. metres (2076.5 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Cayley Flyer Public House on the promenade in Rhos on Sea proceed towards Penrhyn Bay, and immediately turn left onto Rhos Road, follow the road up, take the 3rd of the left in Woodlands Avenue and the property can be found on the left hand side within 60 yards. A788 08/10/25 REV 13/11/25

**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.