

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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LL28 4LL**



No Onward Chain £230,000

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www.bdahomesales.co.uk

THIS IS A GOOD SIZED 3 BEDROOM SEMI-DETACHED FAMILY SIZED HOME, SITUATED ON THE LEVEL CLOSE TO A LOCAL SHOP, 300 YARDS TO THE PROMENADE, HALF A MILE OF RHOS ON SEA VILLAGE SHOPS AND AMENITIES. The accommodation briefly comprises:- porch; hall; lounge with bay window; separate dining room; kitchen; utility room; first floor landing; 3 good sized bedrooms and a modern 4 piece bathroom/ wet room. The property features gas fired central heating and upvc double glazed windows. Outside small paved gardens to the front and rear.

THE PROPERTY IS IN NEED OF SOME UPDATING.

The accommodation comprises:-

Arched upvc double glazed front door and sidelights to:

PORCH

Decorative tiled floor, upvc double glazed coloured leaded door to:

HALL

Upvc double glazed window with leaded lights, coving, picture rails, under stairs storage cupboard with electric meter, boiler room with wall mounted gas fired 'Worcester' combination boiler, upvc double glazed window, radiator.

LOUNGE 16'7" x 11'11" (5.07m x 3.65m)



Into upvc double glazed bay window, picture rails, coving, fire surround with marble back and hearth, display mantle, double radiator.

DINING ROOM 13'3" x 11'10" (4.06m x 3.62m)



Fire surround and hearth, display shelving, picture rails, coving, upvc double glazed sliding patio doors to rear garden, double radiator.

KITCHEN 9'3" x 7'4" (2.84m x 2.26m)



Fitted base, wall and drawer units with round edge work tops, inset single drainer sink unit, plumbing for washing machine, tile effect flooring, space for cooker, wall tiling, upvc double glazed window and door to:

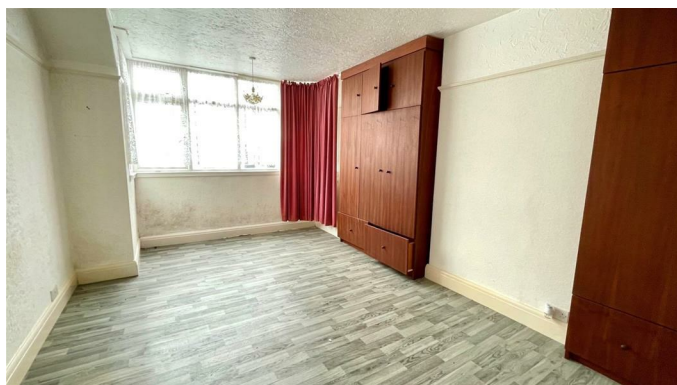
UTILITY ROOM

A staircase from the entrance hall leads to:

FIRST FLOOR LANDING

Upvc double glazed window.

BEDROOM 1 17'2" x 10'8" (5.24m x 3.26m)



Into upvc double glazed bay window, built in double and triple wardrobes with top cupboards, double radiator.

BEDROOM 2 13'5" x 10'7" (4.10m x 3.24m)



Two built in double wardrobes with top cupboards and drawers, upvc double glazed window, double radiator.

BEDROOM 3 9'5" x 7'5" (2.88m x 2.27m)



Upvc double glazed window, picture rails, radiator.

4 PIECE BATHROOM



In white comprises, bath, corner shower area with electric shower, pedestal wash hand basin, close coupled wc, decorative plastic wall cladding, non slip flooring, upvc double glazed window, radiator, access to roof space.

OUTSIDE

FRONT GARDEN

Paved walled front garden.

REAR GARDEN



With pavings, timber garden shed.

TENURE

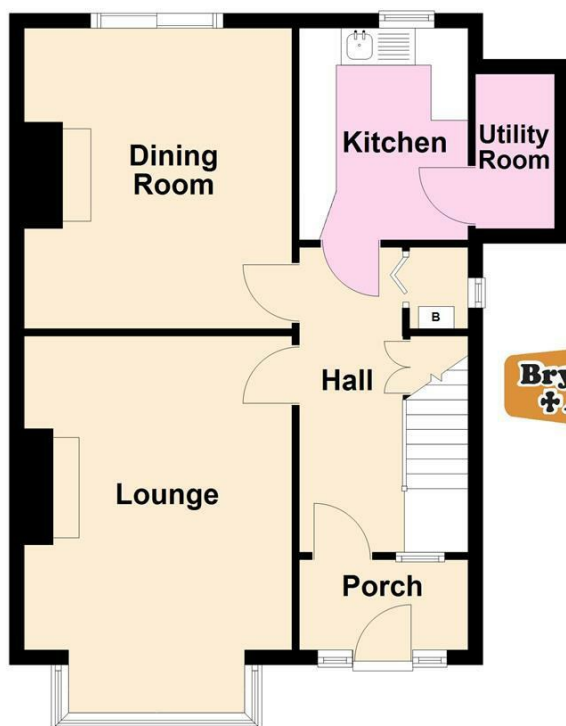
The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'D' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



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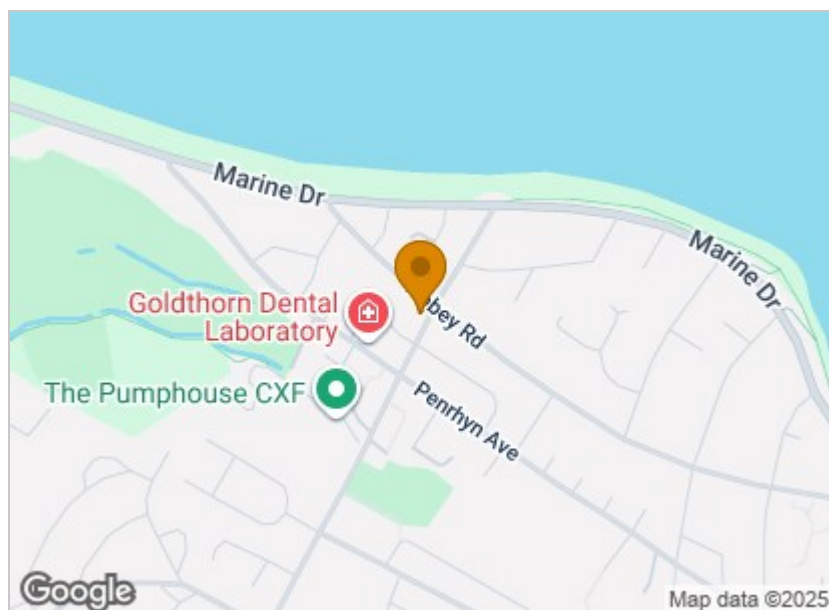
First Floor

Approx. 52.4 sq. metres (564.2 sq. feet)

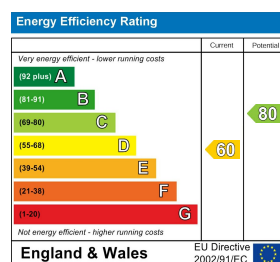


Total area: approx. 107.3 sq. metres (1154.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Rhos on Sea Golf Club proceed towards Rhos on Sea and take the first turning right onto Penrhyn Avenue, take the 5th road on the left into Church Drive, the property is 80 yards on the left hand side. Ref A702 29/10/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

