

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

8 Colwyn Crescent, Rhos On Sea, Colwyn Bay, Conwy, LL28 4RG



No Onward Chain £215,000

3 1 2 D

www.bdahomesales.co.uk

THIS SPACIOUS TRADITIONAL THREE BEDROOM SEMI DETACHED HOME WHICH IS IN NEED OF COMPREHENSIVE MODERNISATION - situated within yards of Rhos on Sea village shops and the new promenade.

The accommodation briefly comprises:- porch; hall; two piece cloakroom; lounge; separate dining room; kitchen; utility/boiler room; lean-to small conservatory/rear porch; first floor landing; three bedrooms and bathroom with separate w.c. The property features gas fired central heating and upvc double glazing. Outside – small front garden; shared driveway leads to pre-fab concrete garage at the rear; rear garden and basement storerooms and separate w.c.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR

And sidelights to:-

PORCH

Decorative tiled floor, upvc double glazed windows, inner glazed door to:-

HALL



Coving, radiator.

2-PIECE CLOAKROOM

With corner wash hand basin and tiled splashback, close coupled w.c, upvc double glazed window, extractor.

LOUNGE 13'6" x 12'5" (4.12m x 3.80m)



Plus upvc double glazed bay window, Mahogany fire surround with tiled inset, gas fire display mantle, picture rails, coving, double radiator.

DINING ROOM 14'4" x 12'7" (4.39m x 3.85m)



Picture rails, coving, tiled fireplace, gas fire, t.v. point, double radiator.

KITCHEN 9'10" x 9'1" (3.01m x 2.77m)



Fitted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, wall tiling, upvc double glazed window, double radiator.

UTILITY ROOM

With plumbing for a washing machine, wall mounted 'Worcester' central heating and hot water boiler, upvc double glazed window, radiator, glazed door to:-

SMALL CONSERVATORY/REAR PORCH 10'2" x 4'7" (3.11m x 1.41m)



Upvc double glazed windows, upvc double glazed door and sidelight. Steps down to rear garden.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed window, access to roof space, radiator.

STORAGE ROOM

Airing cupboard with hot water tank, upvc double glazed window.

BEDROOM 1 13'7" x 12'5" - maximum (4.15m x 3.79m - maximum)



Plus upvc double glazed bay window to the front, double radiator.

BEDROOM 2 14'4" x 11'3" (4.38m x 3.45m)



Picture rails, built-in double wardrobe with sliding doors, hanging rails and top cupboards, decorative fire surround, picture rails, upvc double glazed window to the rear, double radiator.

BEDROOM 3 9'2" x 7'8" (2.81m x 2.36m)



Upvc double glazed window to the front, double radiator.

2-PIECE BATHROOM



Comprises panel bath with electric shower over, pedestal wash hand basin, upvc double glazed window, radiator.

SEPARATE LOW FLUSH W.C

Upvc double glazed window.

OUTSIDE

FRONT GARDEN

With mature shrubs and trees. Shared driveway to side leads to:-

DETACHED SINGLE CAR GARAGE

With up and over door.

REAR GARDEN



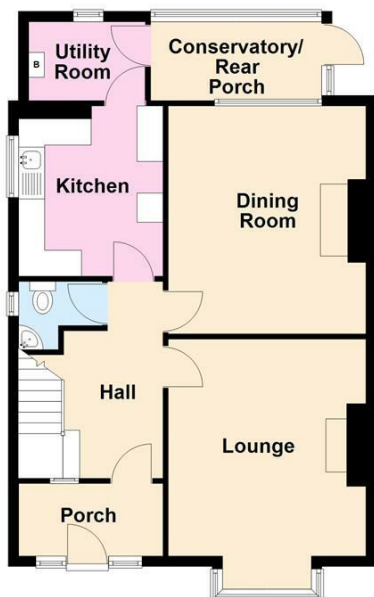
With shrubs and trees.



2 STORAGE BASEMENT AREAS AND SEPARATE W.C.

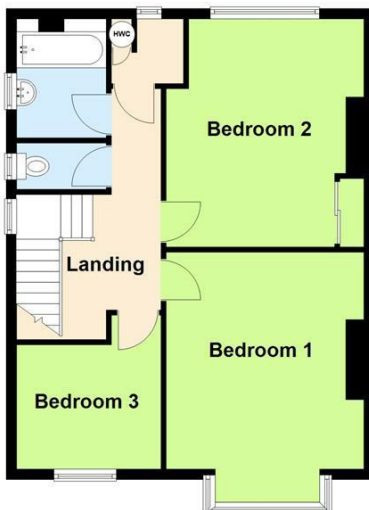
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



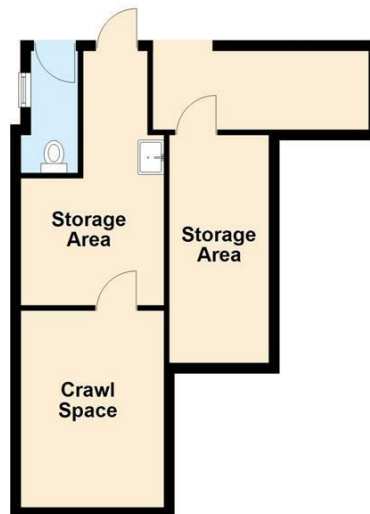
First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



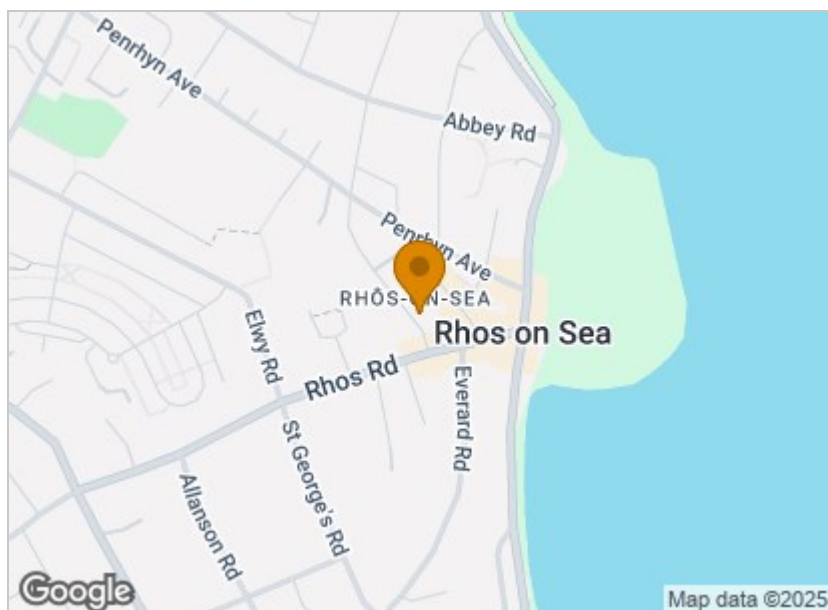
Basement

Approx. 39.0 sq. metres (420.3 sq. feet)

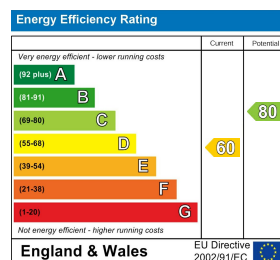


Total area: approx. 166.3 sq. metres (1789.9 sq. feet)

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 2nd turning on the right into Colwyn Crescent, and the property is on the left hand side.
A766 29/10/25 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.

