



Marine Drive, Colwyn Bay LL28 4LA

£399,950

Monopoly Buy Sell Rent are pleased to offer this well-presented and maintained semi-detached four-bedroom Dormer Bungalow which is situated on the promenade between Rhos-On-Sea and Penrhyn Bay. With uninterrupted sea views from the front bedroom windows, there is also an open aspect to the rear which overlooks the golf course, towards Penrhynside, Glanwydden, and Llandrillo Yn Rhos. This light and spacious accommodation comprises entrance porch, large lounge, sunroom, dining room, kitchen, downstairs WC. Four bedrooms, shower room, bathroom, and cellar. A driveway provides parking for 3 vehicles and access to the garage, the rear garden is easily maintained with a raised composite seating area with lawn and colourful borders.

A Must View Spacious Property with Uninterrupted Coastal and Countryside Views!

- Large Semi-Detached Dormer Bungalow
- Deceptively Spacious & Well Presented
- Detached Garage
- Council Tax Band F
- Uninterrupted Coast & Countryside Views
- Four Bedrooms, Three Receptions
- Front & Rear Gardens
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

A uPVC glazed door opens into this carpeted hall with lighting and a door leading you into the lounge.

Sunroom

A timber-glazed door leads you into this fabulous sunroom with a sliding patio door opening onto the raised decked terrace, with a rubberized roof, tiled flooring, a radiator, and a door leading to the WC.

Downstairs WC

You step down into this useful WC having a low flush WC, a corner vanity unit with hand wash basin, radiator and extractor fan.

Lounge

A striking dual-aspect lounge with laminate flooring throughout and an enticing multi-fuel burner with a stone hearth and oak mantelpiece. There is a uPVC bay window to the front of the property, with glazed double doors to the rear. The room offers ample space for a large family with built-in storage in a large double cupboard and an understairs cupboard.

Dining Room

The bright dining room offers ample seating space for a large family with a built-in storage cupboard and laminate flooring throughout. The floor steps down to the rear door and kitchen area beyond.

Kitchen

The well-appointed kitchen offers ample base and wall units finished in light blue. There are voids for a washing machine, dishwasher, electric induction cooker, extractor hood and fridge freezer with a window overlooking the rear garden. The flooring is tiled throughout with a tiled splashback and floor-standing Worcester Bosch gas boiler which is serviced annually.

Landing

The carpeted landing offers a former airing cupboard as storage with loft access and doors leading to bedrooms 1, 2 and 3 and access to the family bathroom. A Velux offers natural light with bedroom 4 and shower room a few steps lower down off a lower landing.

Shower Room

Fully tiled shower room with a corner shower cubicle housing an electric shower with a low flush WC, wall mounted sink, an extractor fan, shaving plug, chrome laddered radiator and a uPVC privacy glazed window overlooking the rear of the property.

Master Bedroom

"That View!" will probably be the first words out of most people's mouths as they enter the master bedroom with a huge UPVC window overlooking a view to help lift even the most sleepy of heads. The room itself offers painted floorboards with two double built-in wardrobes and ample space for additional bedroom furniture.



Bedroom 2

The second double bedroom offers views of the golf course and the beautiful Welsh hills beyond. The double room offers built-in storage with ample space for additional furniture and a convenient pedestal sink located behind the door.

Bedroom 3

The double room offers views of the coast with painted flooring and electrical points throughout. The bedroom currently has a double and a single bed for guests and offers a built-in wardrobe.

Bedroom 4

The single bedroom has windows overlooking the rear and side elevation with painted floorboards throughout. There is a wall-mounted radiator with electrical points throughout

Bathroom

A family bathroom fitted with a three-piece suite comprising a bath with thermostatic shower over with a glazed shower screen, a vanity unit with hand wash basin, and a back-to-wall toilet unit. Part tiled walls, a chrome ladder radiator, laminate flooring, and a double-lazed privacy window overlooking the side of the property.

Front Garden

The property is accessible from the coast road with a hedge or walled perimeter and driveway offering parking for up to 3 vehicles. The front is covered with low maintenance chipped slate with a wooden gate leading to the driveway and garage.

Rear Garden

The south-facing garden offers fabulous views of the golf course and countryside beyond. The garden is predominantly laid to lawn with mature shrubs and fantastic greenhouse. Future owners will no doubt choose to sit and enjoy all the above views from the raised composite decking terrace with surrounding frameless glass balustrade, the perfect spot with a nice cold drink in the summer months.

Garage

A single garage with a log store to rear and work space throughout. The garage offers electrical points throughout along with a sectional rolling door and UPVC window.

Additional Information

The property was built circa 1915 and offers large characterful rooms throughout with hidden cellar area, gas Worcester boiler with hive controls and is double glazed throughout. The property is leasehold but please don't let that put you off as the owners will explain the circumstances during the viewings. An absolute must view if you are looking in the area.







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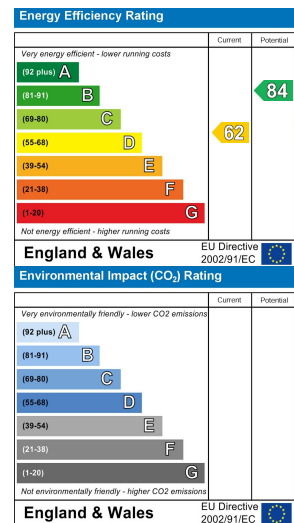
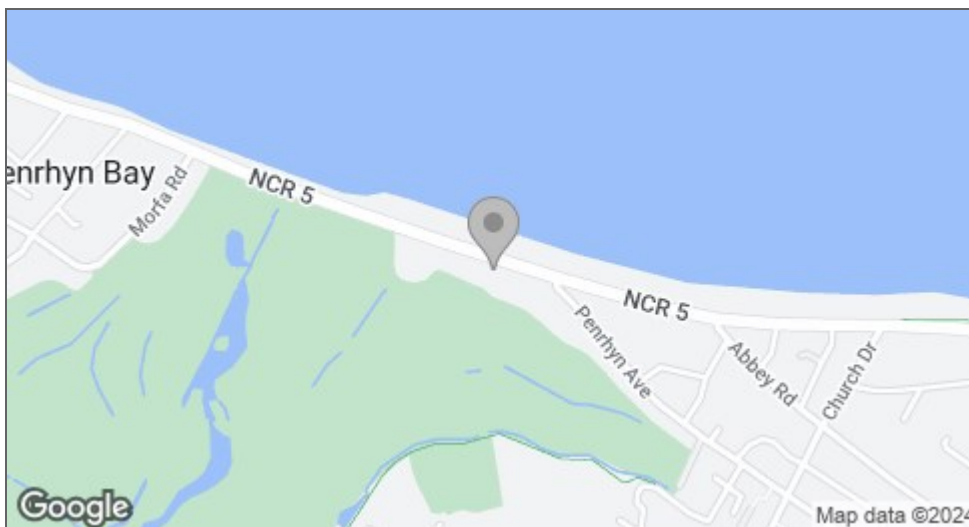
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