

# 25 Llwyn Onn, Rhos-on-Sea Colwyn Bay LL28 4BZ







£209,950

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Located at the head of a small cul-de-sac with distant views to the sea from upstairs. A DETACHED 3 BEDROOM HOUSE near to Rhos Junior School and close to the amenities in Rhos village, the beach and promenade. The house has been re-wired, new central heating installed and a new kitchen fitted 2 years ago. Double fronted in style the accommodation affords HALL, LOUNGE, LOG/STORE ROOM off, FITTED KITCHEN LEADING INTO THE DINING ROOM, SIDE CONSERVATORY, 3 BEDROOMS & BATHROOM. PRIVATE REAR GARDENS, DOUBLE GLAZING. Energy Rating 63D Potential 83B Ref CB7686

#### Hall

Double glazed front door, central heating radiator

## Lounge

17'5 x 11' (5.31m x 3.35m)

Double glazed window to front and side and patio doors to the private garden, wood burner, central heating radiator

## Log Store/Utility

10' x 4'5 (3.05m x 1.35m)

Access to rear gardens

## **Fitted Kitchen and Dining Room**

18' 8' x 11 (5.49m 2.44m x 3.35m)

Art Nouveau style open coal fireplace and floral tiled inset, double glazed, central heating radiator. The kitchen has a range of cream style base cupboards and drawers with black sparkle design work top surfaces, 2 double glazed windows, matching splash back, plumbing for dishwasher, pan drawers, tall larder cupboard

### **Side Conservatory**

9'9 x 7'5 (2.97m x 2.26m)

Double glazed, plumbing for washing machine

## **First Floor**

Stairway off the Hall to First Floor and Landing built in airing cupboard and gas central heating boiler, slingsby ladder to loft space

## **Bedroom 1**

15' x 10 (4.57m x 3.05m)

Vertical radiator, 3 double glzed windows, distant sea views

#### Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Central heating radiator, 2 double glazed windows, distant sea views

#### **Bedroom 3**

9'10 x 6'10 (3.00m x 2.08m)

Central heating radiator, 2 double glazed windows

### **Bathroom & Shower**

6'10 x 6'5 (2.08m x 1.96m)

White suite of panel bath, Triton shower and screen, w.c, pedestal wash hand basin, double glazed, heated towel radiator, black sparkle design surround

#### Outside

The garden is private and sheltered with various seating areas including a newly landscaped paved seating area with pond and two garden sheds.

## **AGENTS NOTE**

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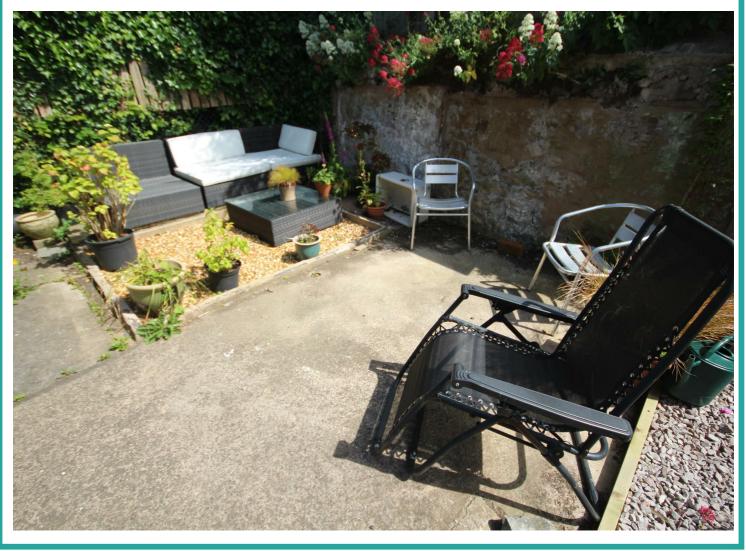
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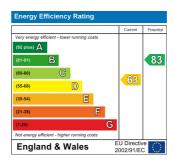


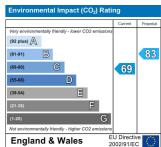












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