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6 Maes Ebberston Place, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BF









£343,000

3 2 2 C

A BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM HOME BUILT BY BEECH HOMES c2007 SITUATED IN A PRIVATE CUL-DE-SAC IN A POPULAR AREA WITHIN ONE MILE OF RHOS VILLAGE WITH ITS LOCAL SHOPS, HARBOUR, PROMENADE, SPORTING FACILITIES, RECREATIONAL AMENITIES AND EASY ACCESS TO THE NORTH WALES A55 EXPRESSWAY.

The accommodation briefly comprises: hall; two piece cloakroom; open plan lounge, dining room and kitchen with built in appliances; first floor landing; principal bedroom with re-fitted three piece en-suite shower room; two further double size bedrooms with built in wardrobes and separate re-fitted family bathroom. The property features gas fired central heating and upvc double glazed windows. Outside there is parking for two cars tandem style and a pleasant landscaped patio garden to the rear.

The accommodation comprises:

HALL



Understairs storage cupboard, vertical radiator, tiled floor.

TWO PIECE CLOAKROOM



In white, part slate tiling, ladder style towel warmer, tile flooring, upvc double glazed window.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE 11'9" x 11'2 (3.58m x 3.40m)



Coved ceiling, double radiator, upvc double glazed box bay window overlooking rear garden.

KITCHEN/DINER 24'2" x 8'6" (7.37m x 2.59m)





Range of white gloss fronted base, wall and drawer units with onyx worktops and breakfast bar, stainless steel sink, built in appliances including five ring gas 'Lamona' hob with cooker hood, slimline dishwasher, washing and drying machine, wine cooler, built in microwave, cupboard housing 'ATAG' gas central heating boiler - approximately four years old, radiator, upvc double glazed windows, French doors to rear garden.





A staircase from the hall leads to the:

FIRST FLOOR LANDING

Loft access with ladder and light, partly boarded.

PRINCIPAL BEDROOM 11'10" x 11'8" (3.63m x 3.56m)



Built-in full width 'Hammonds' wardrobes with hanging rails and shelving, matching bedside units, radiator, upvc double glazed window to rear. Open door to the:

RE-FITTED TILED 3 PIECE SHOWER ROOM EN-SUITE 7'2" x 3'8" (2.18m x 1.12m)



Shower with mains shower, vanity wash hand basin, close coupled w.c., ladder style towel warmer, mirror with light, display shelving, extractor, wood effect flooring.

BEDROOM 2 10'9" x 9'1" (3.30m x 2.77m)



Built in triple wardrobes and double cupboard with display shelf, radiator, upvc double glazed windows to rear.

BEDROOM 3 12'9" x 9'2" (3.89m x 2.79m)



Built in 'Sharps' wardrobes, dressing table and storage cupboards, radiator, upvc double glazed windows to front.

RE-FITTED 3 PIECE BATHROOM 8'11" x 4'8" (2.72m x 1.42m)

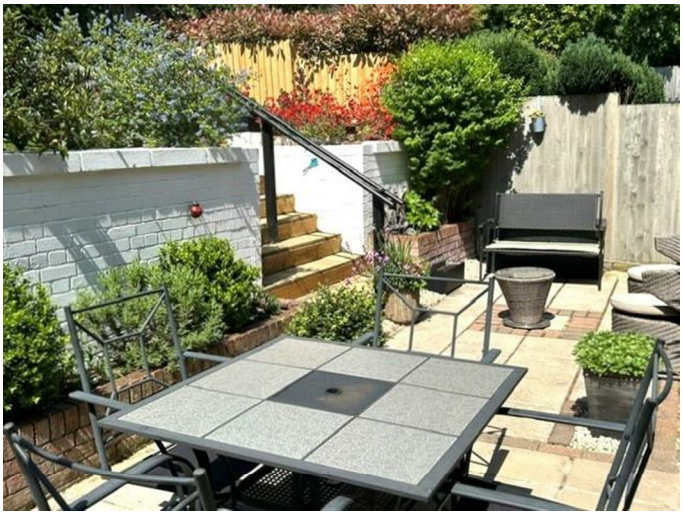


White suite comprising panel bath with mixer tap and mains shower over, vanity wash hand basin and display shelving, close coupled w.c., mirror with light, ladder style towel rail, wall tiling, wood effect flooring, upvc double glazed window.

OUTSIDE

BLOCK PAVIOUR DRIVEWAY TO FRONT
Provides off street parking for two cars tandem style, side gated access to:

BEAUTIFULLY LANDSCAPED TIERED REAR GARDEN
With full width paved patio and raised flower beds.

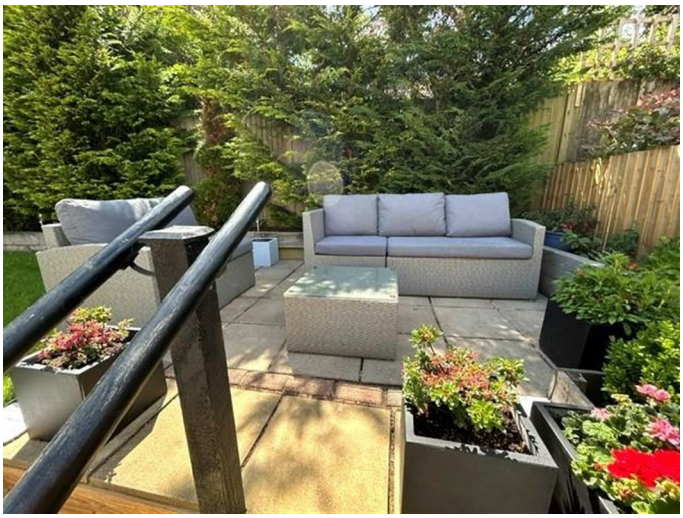






Timber and paved steps up to lawned area with mature flower and shrub borders, paved seating area, two external power points, outside tap.

PAVED SEATING AREA



TENURE

The property is held on Freehold tenure.

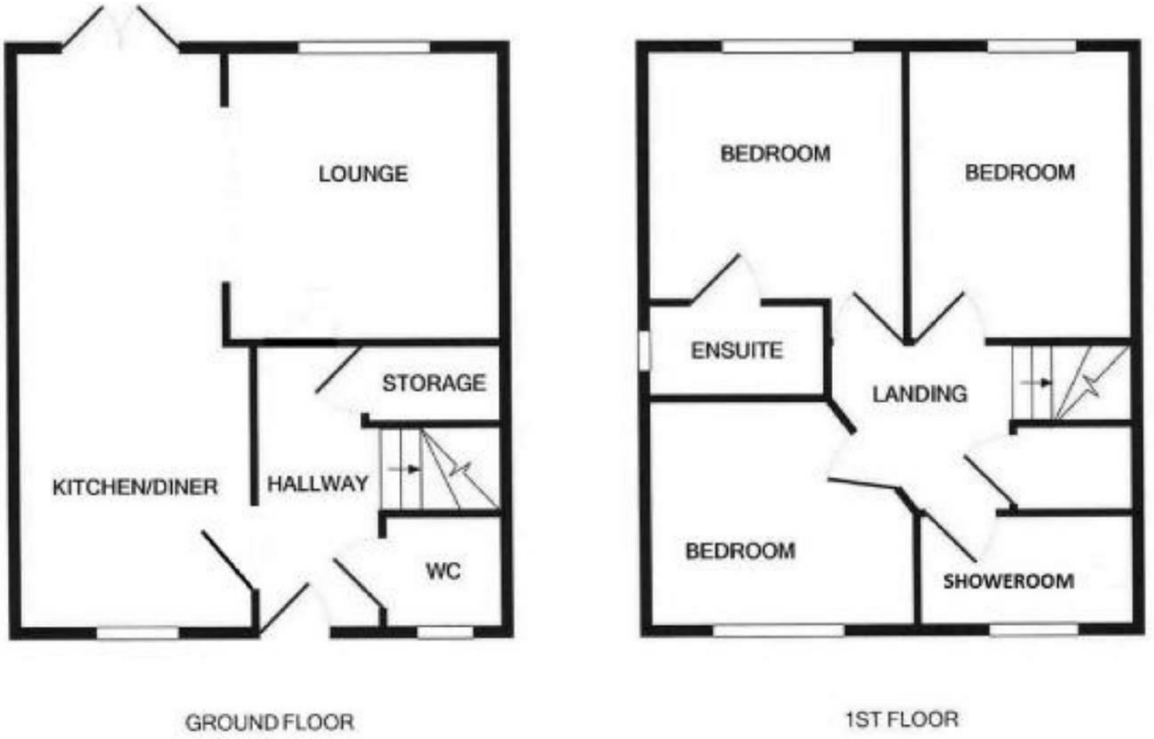
SERVICE CHARGE

There are communal gardens for the development and each resident pays approximately £437.00 per annum for the maintenance of those garden areas, private road/driveway and lighting.

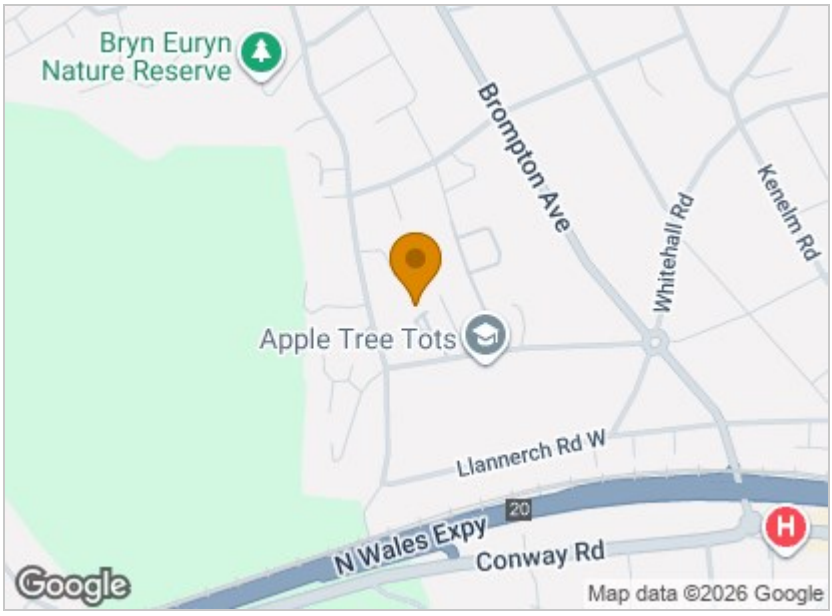
These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX BAND

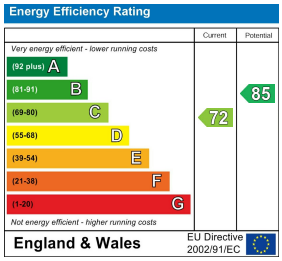
Is E - obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From the Co-op, Penrhyn Avenue, in Rhos on Sea village, join the promenade and proceed towards Colwyn Bay, and turn right (Cayley Promenade), turn right (Whitehall Road), and at the roundabout take the 4th exit into Ebberston Road West. Maes Ebberston is towards the top of the road on the right and No.6 is at the end of the cul de sac on the left hand side. Ref: A912 27/05/26 Rev 10/11/26

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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.