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2 High Lane, Rhos On Sea, Colwyn Bay, LL28 4SA



£315,000

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THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW is situated on a corner position in a popular area of Rhos on Sea and within 800 yards of the village with all of its shops, cafés, promenade, beach, harbour, sporting amenities, and easy access for the A55 Expressway.

The accommodation briefly comprises:- porch; hall; lounge/dining room; kitchen/breakfast room; two double sized bedrooms and a modern three piece shower room and a separate second w.c. The property features gas fired central heating and upvc double glazed windows. There is potential to extend into the roof space to create further accommodation, subject to planning consent being obtainable. Outside – nicely landscaped gardens to the front and side; driveway for off road parking leads to a pre-fab concrete single garage.

**The accommodation comprises:**

Upvc double glazed front door and sidelight to:

#### **PORCH**

Tiled floor, glazed front door and side light to:

#### **HALL**

Radiator, access to roof space with pull down ladder, light and partly boarded (potential for conversion, subject to planning permission).

#### **DOUBLE ASPECT LOUNGE 16'2" x 11'5" (4.95m x 3.50m)**



Marble fire surround and hearth with inset coal effect gas fire, T.V. point, coving, double radiator, upvc double glazed bay window, two upvc double glazed windows to front.



#### **DOUBLE ASPECT KITCHEN 11'4" x 10'9" (3.47m x 3.28m)**



Fitted range of cream fronted base, wall, drawer and glass fronted units with display shelving and round edge worktops incorporating single drainer sink unit with mixer tap, space for cooker, plumbing for automatic washing machine, telephone point, radiator, lino flooring, double aspect upvc double glazed windows, side door to garden.



**BEDROOM 1 13'10" x 11'5" (4.24m x 3.49m)**



Coving, upvc double glazed window to front.



**BEDROOM 2 13'0" x 11'5" (3.97m x 3.49m)**

Coving, double radiator, upvc double glazed window to front.

**3-PIECE SHOWER ROOM**



Comprising double shower stall with mains shower and twin shower heads including drench shower, vanity wash hand basin with display shelving, close coupled w.c., airing cupboard with radiator and shelving housing 'Worcester' combi central heating and hot water boiler, ladder style towel rail, wall and floor tiling, upvc double glazed window.

**SEPARATE SECOND W.C.**



With wall and floor tiling, upvc double glazed window.

**OUTSIDE**

**FRONT GARDEN**



Walled with block paviour pathway, paved patio areas with flower beds and shrubs.

**SIDE GARDEN**

With pavings, shrubs, hedging and pavings.

**BLOCK PAVED PATIO AREA**

**BLOCK PAVED DRIVEWAY**

Leading to side and provides off street parking for one car and leads to:

**DETACHED SINGLE CAR GARAGE**

With up and over door, light and power connected.

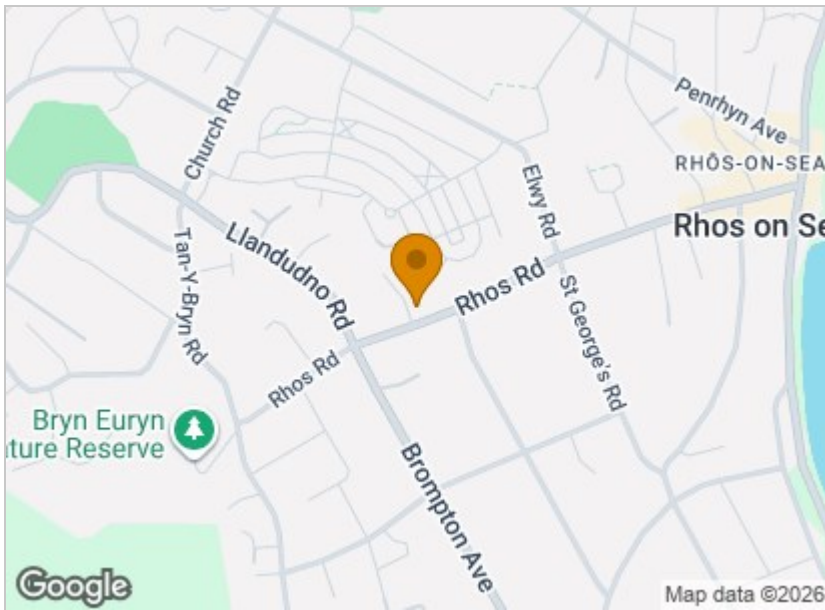
**TENURE**

The property is held on a FREEHOLD tenure.

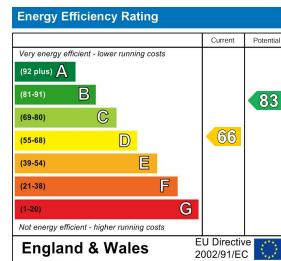
**COUNCIL TAX BAND**

Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### 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 and the property is on the right hand side just 100 yards before the traffic lights. A923 16/06/26

We will be pleased to arrange a viewing of this Home

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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.

