5 Penrhos Road

Rhos On Sea LL28 4DB

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£425,000

A beautifully presented and exceptionally stylish three bedroom townhouse, arranged over three floors, occupying a generous corner plot with superb landscaped gardens, detached garden studio and outstanding outdoor entertaining space.

Tenure: Freehold - EPC: TBA - Council Tax

Conveniently located within easy walking distance of Rhos-on-Sea village, the promenade and local amenities, this immaculately presented home has been extensively improved by the current owners to create a contemporary and highly individual family residence. The accommodation benefits from gas fired central heating and double glazing throughout, together with stylish and tasteful décor.

The ground floor centres around an impressive open plan dining kitchen, featuring a bespoke kitchen with central island and breakfast bar, together with utility area created from the former integral garage. Bi-fold doors open directly onto the beautifully landscaped rear garden, providing an excellent flow for indoor and outdoor living and entertaining.

To the first floor is an elegant living room with French doors opening onto a private balcony overlooking the rear garden, together with a spacious double bedroom and family bathroom.

The second floor provides a superb principal bedroom with en-suite shower room, together with a further generous double bedroom.

Larger than average corner plot with brick paved driveway providing off-road parking to front and side. Landscaped rear garden, thoughtfully arranged with a variety of seating and entertaining areas including a covered outdoor lounge, and a detached insulated garden studio, ideal as a home office, gym or hobby room.

Location

The property occupies a highly convenient location within a short walk of the centre of Rhos-on-Sea, its shops, cafés and promenade, whilst Colwyn Bay town centre, the railway station and the A55 Expressway are all easily accessible, making this an excellent home for both families and commuters alike.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall

Timber and double glazed front door leads to Reception Hall with balustrade staircase leading off to first floor level, oak effect flooring, radiator, timber effect panelling.

Cloak Room

Low level w.c. wash basin, tiled splashback, ladder style chrome heated towel rail, radiator, uPVC double glazed window overlooking front. Built-in storage cupboard with shelving.

Utility Room 7'0" x 4'9" (2.14m x 1.45m)

Plumbing for automatic washing machine, space for dryer, part tiled walls, cloak hooks, shelving space.

'L' shaped Kitchen/Diner 19'1" x 15'10" maximum (5.84m x 4.83m maximum)

Kitchen with free standing base units in wood and stainless steel, space for fridge/freezer, feature recess with tiled surround housing stainless steel cooking range, stainless steel extractor hood above. Porcelain sink with mixer tap, plumbing for dishwasher, wine cooler. Breakfast bar and peninsular island with lighting above, timber worktops, built-in larder cupboard, double panel radiator, oak effect flooring.
Dining area with column radiator, panel effect walls, oak bi-folding floor to ceiling doors leading onto rear patio and garden. Balustrade staircase leading to first floor.

Landing

Radiator, further balustrade and spindle staircase leading off to second floor level.

Lounge 15'10" x 13'1" (4.85m x 4.0m)

'L' shaped maximum.
uPVC double glazed French doors leading onto rear balcony overlooking rear garden, coved ceiling, radiator, wall panelling, floor to ceiling media unit along one wall with inset shelving, TV point, radiator.

Bedroom 1 (currently used as dressing room) 13'1" x 8'5" (4.0m x 2.57m)

uPVC double glazed window overlooking side, uPVC double glazed French doors onto Juliet balcony overlooking front, radiator.

Bathroom

Three piece suite comprising; panelled bath, vanity wash basin, low level w.c. wall tiling, ladder style heated towel rail, radiator, uPVC double glazed window overlooking front.

Second Floor Landing

Double panel radiator, built-in wardrobe and storage cupboard with integral access to roof space.

Bedroom 2 11'2" x 8'8" extending to 15'10" into wardrobe are (3.41m x 2.66m extending to 4.83 into wardrobe area)

'L' shaped with two uPVC double glazed windows overlooking front enjoying sea views, radiator. Built-in cupboard housing Potterton combi central heating boiler.

Bedroom 3 (principal bedroom) 15'9" x 10'3" (4.82m x 3.13m)

Two uPVC double glazed windows overlooking rear, two column radiators.

En-suite Shower Room 8'7" x 4'7" (2.63m x 1.41m)

Shower enclosure, low level w.c. pedestal washbasin, wall and floor tiling, inset lighting.

Outside

The property occupies a delightful corner plot with walled garden, brick paved driveway and hardstanding providing ample off-road parking to front and side. Timber purpose built garden studio (4.48m x 2.7m) with log burning stove, vaulted ceiling and bi-folding doors opening onto side decking. Also, there is a timber garden shed (2.89m x 2.27m) currently a workshop and storage with power and light connected, side window. To the immediate rear there is an alfresco dining and entertaining area with an abundance of specimen plants and shrubs, artificial grass garden and a variety of established shrubs and plants. The garden occupies a private and sunny setting.

Services

Mains water, electricity, gas and drainage are connected to the property.

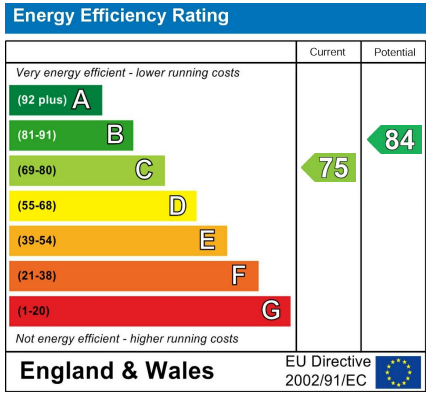
Tenure
We understand the property is freehold and we are unaware of any outgoings in relation to any adjacent roads or maintenance of communal parts within the cul-de-sac.

Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:
Conwy County Borough Council tax band E

Directions
From Colwyn Bay, take the underpass under the railway line towards the Rhos on Sea promenade, turn left at the bottom onto Rhos promenade and take the first left into Penrhos Road and follow road around to right and then left - property will be viewed on right hand side.
Alternatively, after the underpass, turn first left and follow road almost to the end - turn right into Penrhos Road and house is on left hand side



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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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