



Trillo Avenue, Colwyn Bay LL28 4NS

£220,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this charming two-bedroom property positioned in the sought-after seaside location of Rhos on Sea, enjoying coastal views and a practical layout throughout. The accommodation includes two double bedrooms, a modern bathroom, utility area, spacious lounge with bay windows, and a kitchen diner with space for everyday dining. Externally, the property benefits from a private slab paved garden with raised seating area, flower beds, fencing, a useful wooden shed and off-road parking for one vehicle. The property also benefits from approved planning permission for a loft conversion, offering excellent potential to create additional living accommodation.

- Freehold
- Coastal Location
- Modern Fitted Bathroom
- Council Tax Band C
- Open Plan Layout
- Separate Utility Room
- EPC C
- Two Double Bedrooms
- Private Enclosed Garden



Front Garden

The property is approached via a varied slab paved front garden, bordered by a brick wall and featuring steps leading to a raised seating area. Tall wooden panel fencing provides privacy, while flower beds soften the space and add colour. A wooden garden shed with double doors offers useful external storage.

Entry Hallway

3.77 x 1.02 (12'4" x 3'4")

A welcoming entrance hallway with tile effect vinyl flooring, radiator and carpeted stairs rising to the first floor with wooden bannister and rails. Wooden doors provide access to both bedrooms, the bathroom and utility area.

Master Bedroom

2.84 x 3.35 (9'3" x 10'11")

A carpeted double bedroom featuring a square bay window to the side with a deep sill, allowing natural light into the room. Finished with a radiator and wooden door to the hallway.

Bedroom 2

2.78 x 3.36 (9'1" x 11'0")

A further carpeted double bedroom with square bay window to the side, deep sill, radiator and wall-mounted mirror.

Bathroom

1.76 x 2.78 (5'9" x 9'1")

A modern bathroom fitted with herringbone wood effect vinyl flooring and marble effect PVC wall panelling. The suite comprises a bath with overhead shower and glass screen, large basin, toilet and chrome towel rail. A large mirror covers half of the rear wall, adding light and a sense of space.

Utility Room

1.52 x 1.63 (4'11" x 5'4")

A practical utility area with tile effect vinyl flooring, shelving, space for a washer dryer and additional under-stairs storage. The room also houses the Glow-worm boiler and panel box, both installed in 2023.

Landing

0.90 x 2.26 (2'11" x 7'4")

A carpeted landing provides access through open doorways into the lounge and kitchen diner.

Lounge

3.89 x 4.99 (12'9" x 16'4")

A bright lounge with laminate wood effect flooring, radiator and two bay windows with deep sills, creating a lovely light-filled living space. A wide archway leads through to the dining area.



Kitchen Diner

1.86 x 6.42 (6'1" x 21'0")

The kitchen diner enjoys a dual aspect, with one double glazed window to the rear side and another taking in views towards the coast. Fitted with white cabinetry, dark speckled worktops, inset oven with four-ring hob, under-counter space for a slimline dishwasher and regular fridge, plus space for a four-person dining set. Finished with wood effect laminate flooring and radiator.

Planning Permission

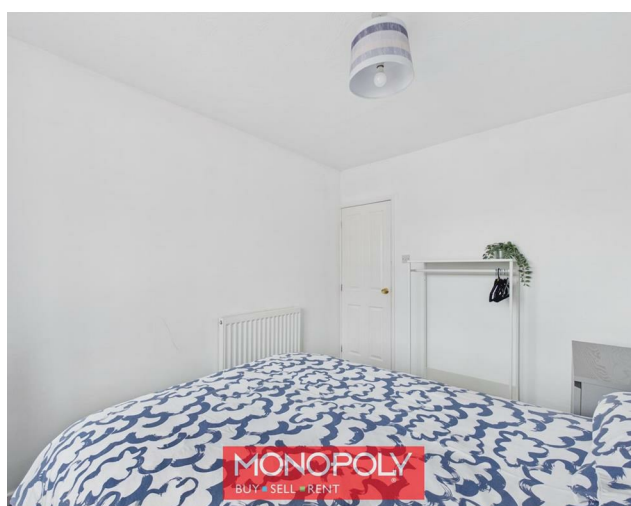
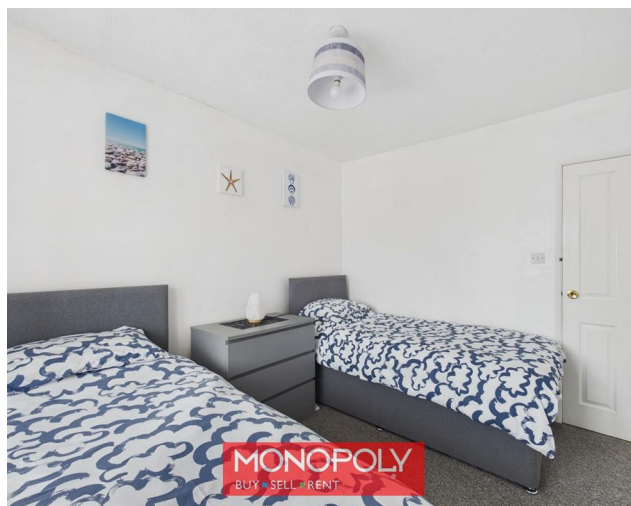
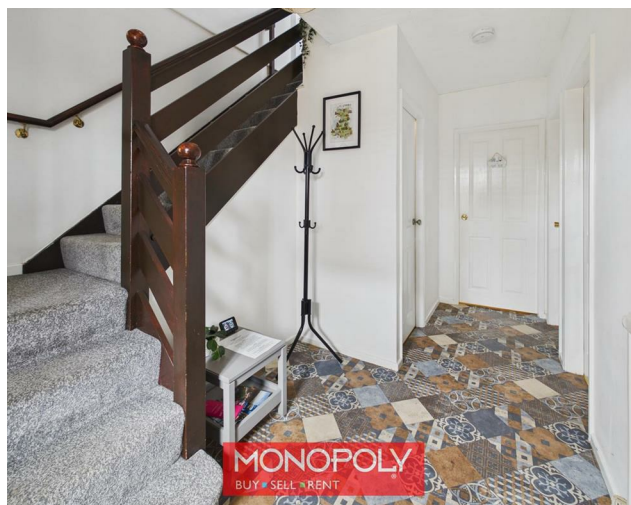
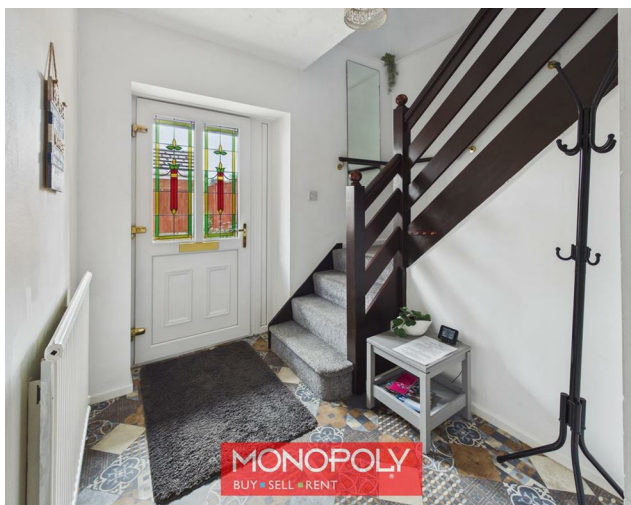
Accessed via a hatch from the landing, the loft offers excellent additional storage space and benefits from approved planning permission for a loft conversion, presenting fantastic potential to create further living accommodation such as an additional bedroom, office or hobby room, subject to any necessary building regulations

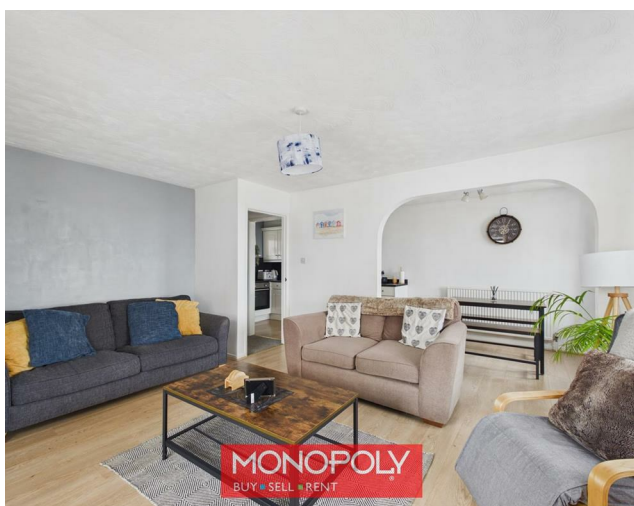
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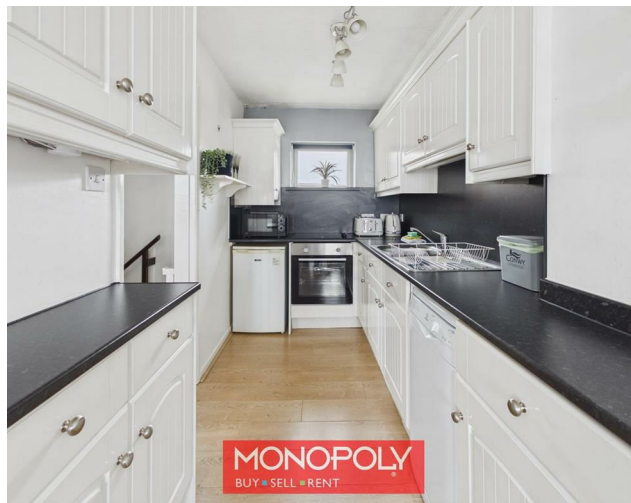
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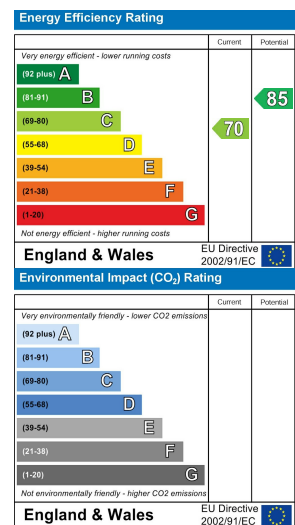
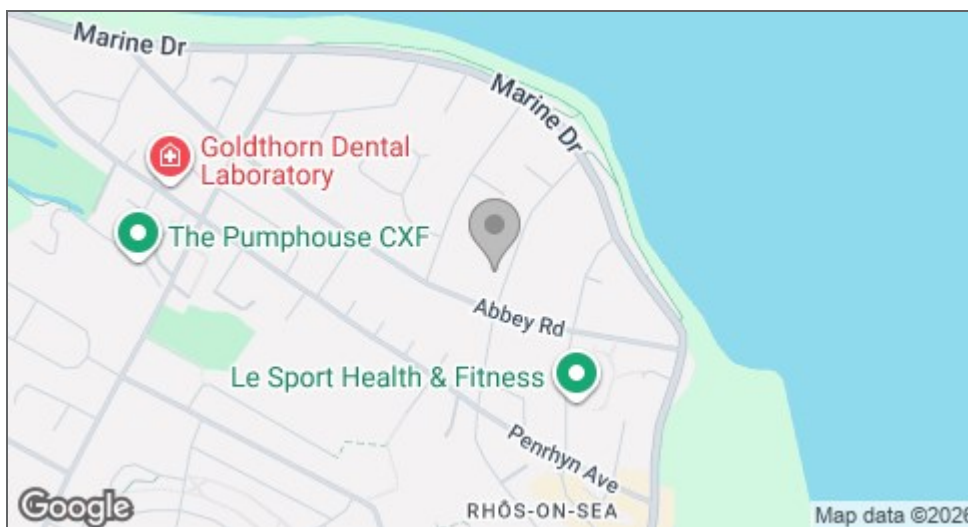
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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