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£229,950

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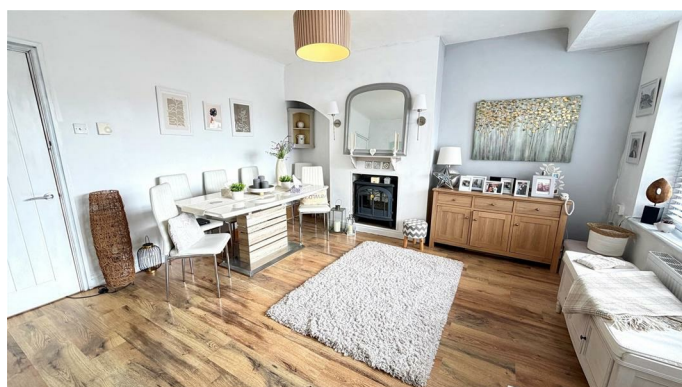
THIS VERY NICELY PRESENTED THREE BEDROOM FAMILY SIZED HOME SITUATED IS IN A SMALL CUL-DE-SAC CLOSE TO THE LOCAL SHOP, LLANDRILLO-YN-RHOS PRIMARY SCHOOL AND EASY WALKING DISTANCE OF THE PROMENADE, RHOS ON SEA GOLF COURSE, COLWYN BAY CRICKET CLUB, AND LESS THAN ½ A MILE FROM RHOS ON SEA VILLAGE WITH ITS SHOPS, CAFES AND SPORTING AMENITIES.

The accommodation briefly comprises:- front door to open-plan lounge; separate fitted kitchen with square arch to conservatory/sitting room. A staircase from the lounge leads to: first floor landing; three bedrooms and three piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden area for off road parking; easily maintained rear garden with decorative chippings, patio areas, garden shed.

The accommodation comprises:

Upvc double glazed front door to:

LOUNGE/DINING ROOM 11'10" x 11'9" (3.63m x 3.59m)



(to chimney breast plus bay window) - Tiled inglenook with electric fire, two wall light points, two radiator, wood flooring, upvc double glazed bay window to front.

KITCHEN/BREAKFAST ROOM 14'6" x 9'6" (4.42m x 2.90m)



Fitted range of white fronted base, wall and drawer units with round edged worktops, inset single drainer sink unit and mixer tap, plumbing for dishwasher, space for fridge/freezer, integrated 'Lamona' electric oven and microwave, four ring gas hob with splashback and stainless steel canopy over, cupboard housing 'Ideal logic 24' combi central heating and hot water boiler, plumbing for washing machine, understairs storage cupboard, wall tiling, upvc double glazed window with display sill, side aspect upvc double glazed side door to garden.

Square arch opening to:

DOUBLE ASPECT CONSERVATORY/SITTING ROOM 12'0" x 7'10" (3.66m x 2.40m)



Recessed spotlights to ceiling, radiator, wood flooring, upvc double glazed windows overlooking rear garden and double opening door to rear garden.

A staircase from the Lounge leads to:

FIRST FLOOR LANDING

Side aspect upvc double glazed window.

BEDROOM ONE 11'11" x 9'10" (3.64m x 3.02m)



Radiator, wood flooring, upvc double glazed window to front.

BEDROOM TWO 9'11" x 9'10" (3.04m x 3.00m)



Access to roof space, radiator, upvc double glazed window to rear.

BEDROOM THREE 6'8" x 6'0" (2.04m x 1.85m)



Radiator, upvc double glazed window to front.

3-PIECE BATHROOM



In white comprising panel bath with 'Triton' electric shower over and side screen, vanity wash hand basin and mixer tap, low flush w.c., recessed spotlights to ceiling, double radiator, tile effect flooring, upvc double glazed windows.

OUTSIDE



FRONT GARDEN provides

OFF STREET CONCRETE DRIVEWAY FOR PARKING

SIDE/REAR GARDEN



With decorative chippings, pavings, outside tap, rockery, patio, seating areas, shrubs, flower beds, garden timber tool store, side gated access.

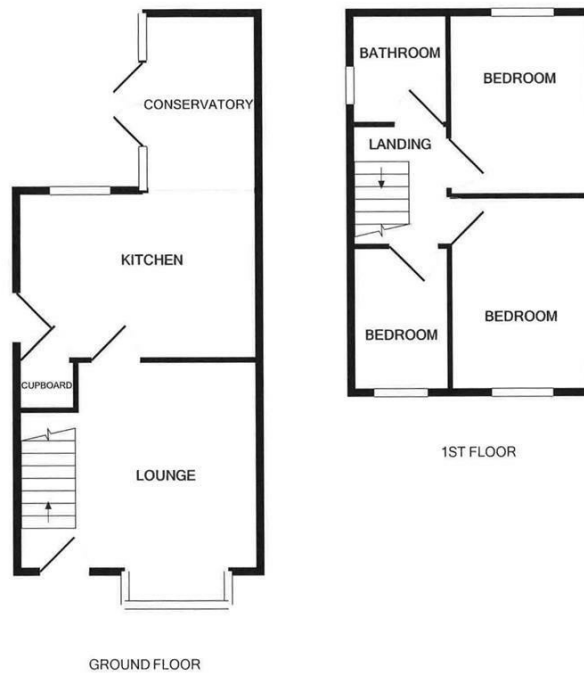


TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

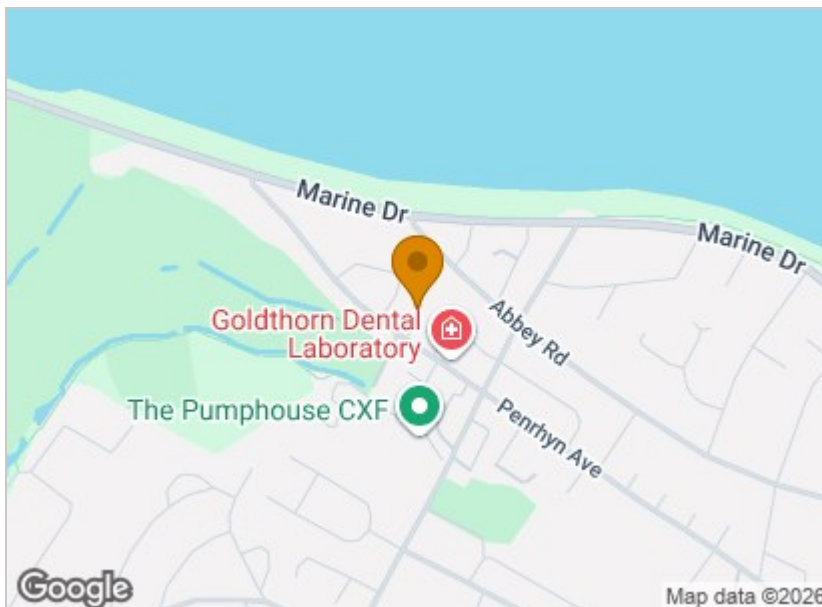
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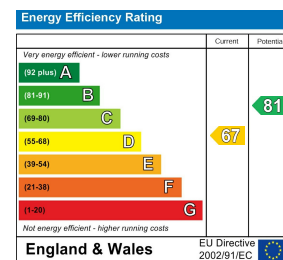
RP2334

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



Directions

From the Co-Op in Rhos-On-Sea continue along Penrhyn Avenue passing Colwyn Bay Cricket Club on the left, go over the crossroads with Church Road and Church Drive, Orme Avenue is 2nd on the right and the property is at the head of the cul-de-sac. A961 26/08/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

