

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**10 Marston Drive, Rhos On Sea, Colwyn Bay, Conwy,
LL28 4SH**



No Onward Chain £185,000



www.bdahomesales.co.uk

THIS DETACHED TWO BEDROOM BUNGALOW has been extended to the rear and is situated within an easy walk to the local Co-op mini market, close to St Trillo's Parish Church and Coleg Llandrillo, and approximately 1½ miles from Rhos on Sea village shops and promenade.

The accommodation briefly comprises:- hall; lounge with double opening doors to dining room with patio door to rear garden; small kitchen with base, wall and drawer units; good sized principal bedroom; second bedroom and three piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – easily maintained gardens to the front and rear; brick paved driveway for off road parking leads to a pre-fab concrete garage.

The accommodation comprises:

Upvc double glazed side door to:

HALL

Built in cupboard, radiator, access to roof space.

LOUNGE 18'4" x 12'5" overall (5.61m x 3.80m overall)



Fire surround with log effect gas fire, double radiator, upvc double glazed window.



Double opening door to:

DINING ROOM 13'5" x 8'11" (4.10m x 2.73m)



Two double glazed port hole windows in wooden frames, double radiator, upvc double glazed sliding patio door to rear garden.

KITCHEN 8'0" x 6'5" (2.45m x 1.96m)



Base, wall and drawer units with round edge worktops incorporating brown single drainer sink and mixer taps, space for washing machine, 'Ideal Logic' gas fired combination central heating/hot water boiler, wall tiling, upvc double glazed window.

PRINCIPAL BEDROOM 12'9" x 12'3" (3.91m x 3.75m)



Radiator, upvc double glazed window.

BEDROOM 2 9'9" x 7'4" (2.98m x 2.24m)



Radiator, upvc double glazed window.

BATHROOM



Three piece suite in cream comprising bath with electric shower over bath, pedestal wash hand basin, w.c., wall tiling, single glazed porthole window, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Easily maintained with chippings.

BRICK PAVED DRIVEWAY

For off road parking leads to:

PRE-FAB CONCRETE GARAGE



REAR GARDEN



With patio and chippings.

TENURE

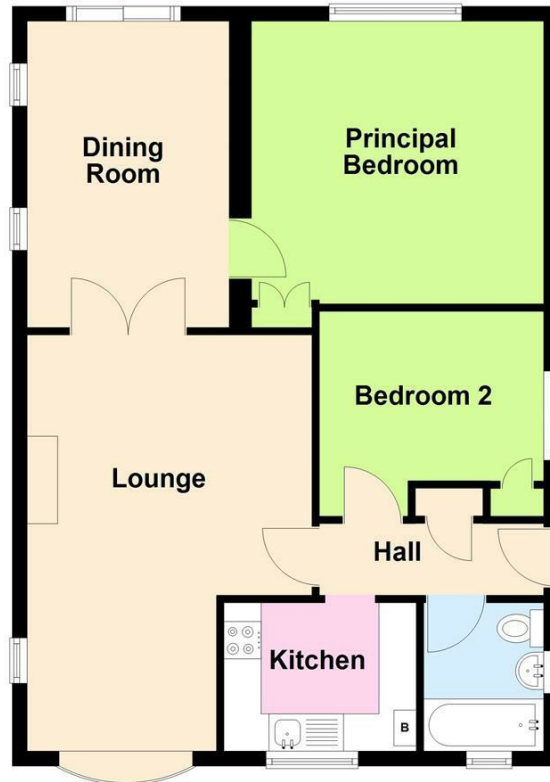
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is "D" obtained from www.conwy.gov.uk

Ground Floor

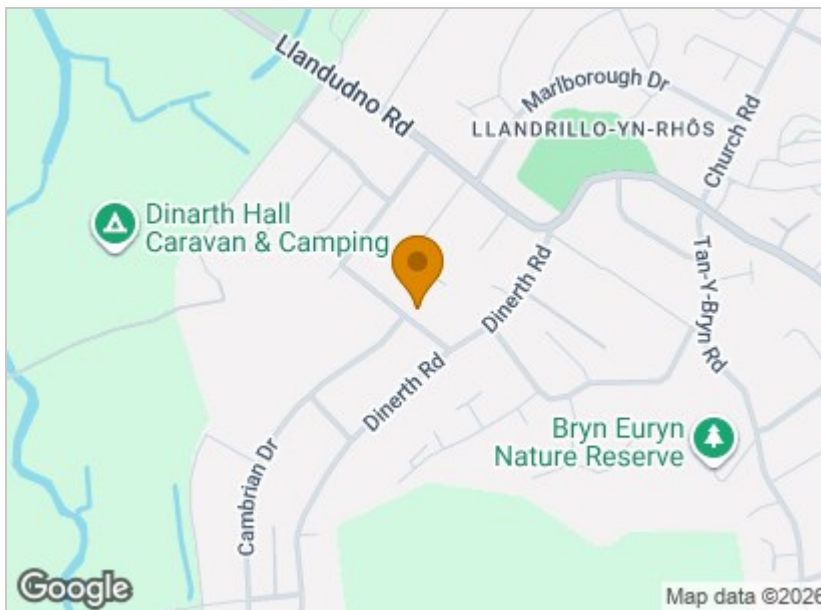
Approx. 67.8 sq. metres (730.2 sq. feet)



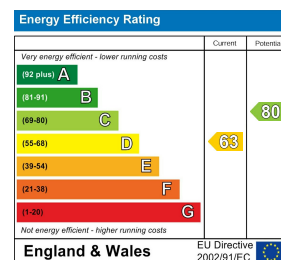
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Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Rhos on Sea, passing Bodafon Fields on the right, continue up the hill, then down the hill towards Rhos on Sea, at the roundabout take 2nd turning into Llandudno Rd, proceed along this road and after passing Coleg Llandrillo on the left, turn right into Marston Rd, follow road round left into Marston Dr and the property is on the left hand side. A834 25/06/26 REV 20/06/26

We will be pleased to arrange a viewing of this Home

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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.

