

**Bryan Davies  
+ Associates**

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●  
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32 Penrhyn Avenue, Rhos On Sea, Colwyn Bay,  
Conwy, LL28 4LR



No Onward Chain £240,000

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THIS FOUR BEDROOM DETACHED TRADITIONAL STYLE FAMILY SIZED HOME BUILT IN THE EARLY 1920s AND IS SITUATED WITHIN 200 YARDS OF RHOS ON SEA VILLAGE SHOPS AND THE PROMENADE.

The accommodation which is in need of comprehensive modernisation briefly comprises: porch; hall; 2 piece cloaks; lounge; separate dining room; breakfast room; kitchen; first floor landing; four bedrooms and a three piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazing to the front elevation. Outside – small front garden area with no off road parking; small rear garden area with storage shed.

PLEASE NOTE: THE PROPERTY IS IN NEED OF COMPREHENSIVE MODERNISATION

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation comprises:  
Upvc double glazed front door to:

#### PORCH

Inner door to:

#### HALL

Radiator.

#### 2 PIECE CLOAKROOM

Comprising wash hand basin, w.c., upvc double glazed window.

#### LOUNGE 15'8" x 12'0" (4.78m x 3.68m)



Fire surround, radiator, upvc double glazed bay window.

#### DINING ROOM 12'11" x 12'1" (3.95m x 3.69m)



Into upvc double glazed bay window, fire surround, radiator.

#### KITCHEN 15'10" x 8'3" average measurement (4.83m x 2.53m average measurement)





Base, wall and drawer units incorporating worktops, built in oven, four ring gas hob, stainless steel sink, gas fired central heating boiler, double glazed window and rear access door.

Archway to:

**BREAKFAST ROOM 12'0" x 10'0" (3.67m x 3.06m)**



Built in shelves, radiator.

A staircase leads to:

**FIRST FLOOR LANDING**

**BEDROOM 1 16'2" x 9'11" (4.94m x 3.03m)**



Radiator, upvc double glazed window.

**BEDROOM 2 13'0" x 12'0" (3.97m x 3.67m)**



Radiator, upvc double glazed window.

**BEDROOM 3 12'0" x 10'0" (3.67m x 3.05m)**



Radiator.

**BEDROOM 4 8'10" x 8'3" (2.70m x 2.53m)**



Radiator.

## BATHROOM



Comprising panel bath with shower over, pedestal wash hand basin, close coupled w.c., airing cupboard with cylinder tank, radiator.

## OUTSIDE

SOUTH FACING SMALL FRONT GARDEN AREA

SMALL REAR GARDEN



With lawn, hedges and trees, storage shed.

## 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)



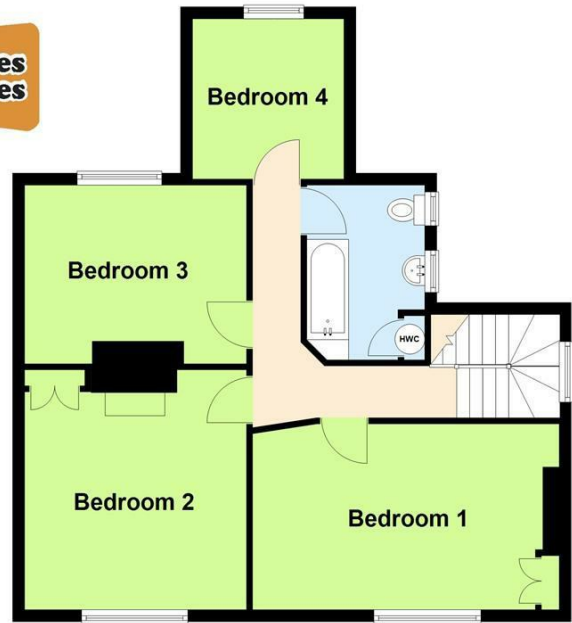
### Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



### First Floor

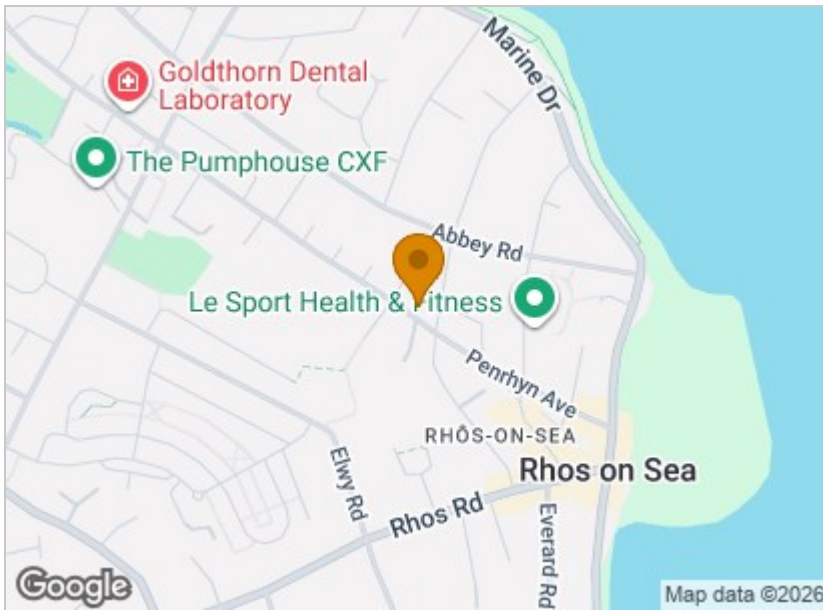
Approx. 66.0 sq. metres (710.2 sq. feet)



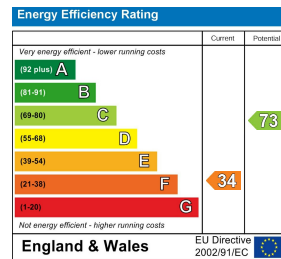
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Total area: approx. 137.9 sq. metres (1484.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Co-Op in Rhos-On-Sea continue along Penrhyn Avenue towards Colwyn Bay Cricket Club, and the property can be found on the right hand side within 200 yards. Ref A818 13/02/26 Rev 19/03/26

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.

