

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

5 Broadway, Rhos On Sea, Colwyn Bay, Conwy, LL28 4AR



No Onward Chain £415,000

 3  2  2  D

www.bdahomesales.co.uk

THIS IS AN ATTRACTIVE AND SPACIOUS DOUBLE FRONTED DORMER BUNGALOW SITUATED ON A POPULAR ROAD WITHIN ¼ OF A MILE WALKING DISTANCE OF RHOS ON SEA VILLAGE SHOPS AND PROMENADE AND EASY ACCESS TO THE A55 EXPRESSWAY.

The accommodation briefly comprises: front door to entrance/sun porch; inner door to hall; lounge; separate dining room/fourth bedroom; kitchen with a range of units, separate utility room; ground floor bedroom; tiled four piece bathroom including separate shower stall; first floor landing; two double sized bedrooms with built in wardrobes; three piece shower room. The property features gas central heating from a combination boiler and upvc double glazed windows. Outside - landscaped gardens to the front and rear; brick paved driveway for off road parking leads to an attached single car garage with automatic up and over door; small workshop/utility and w.c. at the rear.

THE PROPERTY IS IN NEED OF SOME UPDATING

The accommodation comprises:
Upvc double glazed front door to:

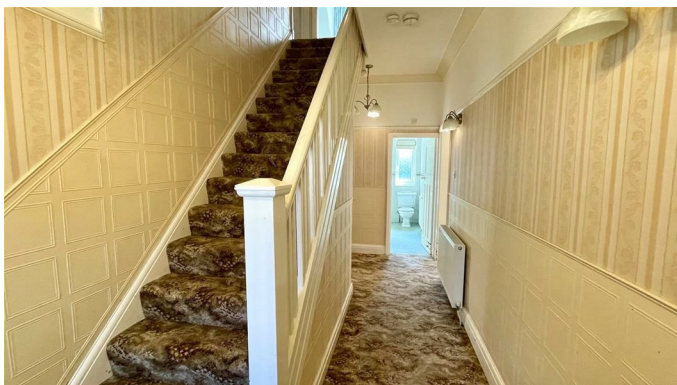
ENTRANCE/SUN PORCH 13'8" x 6'5" (4.17m x 1.96m)



With leaded lights, slate tiled floor, power.

Inner glazed door to:

ENTRANCE HALL



Two wall light points, picture rail, understairs storage/cloaks cupboard with light, double radiator, leaded coloured glazed window.

LOUNGE 18'0" x 16'9" maximum (5.49m x 5.12m maximum)



Into bay window with leaded lights, marble fire surround and hearth with inset coal effect coal gas fire, coving, picture rails, two wall light points, two radiators.

DINING ROOM/4th BEDROOM 15'1" x 10'4" (4.62m x 3.17m)



Fire surround and alcove cupboards, radiator, upvc double glazed window.

KITCHEN 11'5" x 9'10" (3.49m x 3.02m)



Fitted range of light beech effect fronted base, wall and drawer units with round edge worktops incorporating double drainer sink unit with mixer tap, integrated double oven and four ring gas hob with stainless steel cooker hood, integrated fridge and dishwasher, picture rails, double radiator, wall tiling, lino flooring, upvc double glazed window.

UTILITY ROOM 6'3" x 5'9" (1.91m x 1.77m)

With wall cabinets and worktops, plumbing for automatic washing machine and space for drier, water meter, quarry tiled floor.

BOILER ROOM (off Utility) 7'2" x 6'2" (2.19m x 1.90m)

quarry tiled floor, single drainer sink unit, wall mounted 'Worcester' combi boiler, electric meter, upvc double glazed window and stable door to rear garden.

GROUND FLOOR BEDROOM 13'8" x 10'5" maximum (4.18m x 3.19m maximum)



With decorative fire surround, picture rails, T.V. point, radiator, upvc double glazed window overlooking rear garden.

GROUND FLOOR 4-PIECE BATHROOM



White suite comprising panel bath, pedestal wash hand basin, corner shower stall with twin shower heads including drench shower, closed couple w.c., shaver point, mirror, extractor, plastic cladding to ceiling with recessed downlighters, radiator, lino flooring, two upvc double glazed windows.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 17'4" x 9'6" minimum (5.29m x 2.92m minimum)



Plus bay window, built in double wardrobes to eaves with hanging rails and shelving, decorative fire surround, T.V. point, part sloping ceiling, closet with hanging rail and access to loft space, double radiator, upvc double glazed window to front.

VIEW FROM BEDROOM 1

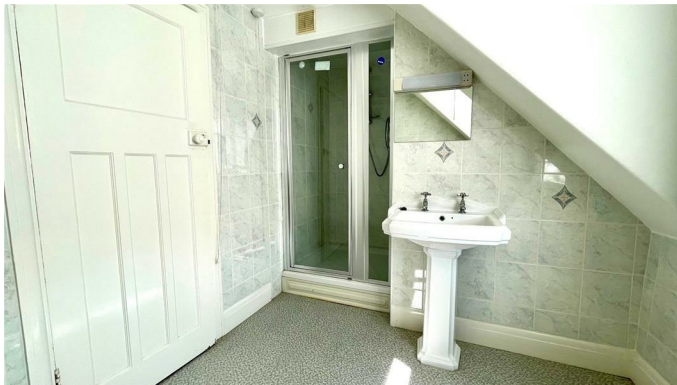


BEDROOM 2 17'5" x 9'10" minimum (5.31m x 3.02m minimum)



Plus bay window, built in double wardrobe with hanging rails and shelving, T.V. point, picture rails, walk in closet with shelving, access to loft, radiator, upvc double glazed window to front.

TILED 3-PIECE BATHROOM



Comprising tiled shower stall with 'MX Inspiration' shower, recess downlighter, pedestal wash hand basin, closed couple w.c., radiator, upvc double glazed window to rear.

OUTSIDE - FRONT GARDEN



With lawn, flower beds, shrubs, trees.

DOUBLE WIDTH BLOCK PAVIOUR DRIVEWAY

With electric gates and providing off street parking for several cars, leading to:

SINGLE CAR GARAGE 18'11" x 9'8" (5.78m x 2.95m)

With automatic up and over door, power and light, water connected, integral rear door to:

UTILITY ROOM/2 PIECE CLOAKROOM EN-SUITE

With base units, upvc double glazed door to rear garden and 2 piece cloakroom en-suite comprising 'Belfast' sink and w.c.

SIDE AND REAR GARDEN



With lawns, flower beds, block paved pathways, shrubs, decorative chippings, summer house, seating areas, flower beds, shrubs, timber garden shed, greenhouse.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

COUNCIL TAX BAND Is 'G' obtained from www.conwy.gov.uk

Ground Floor

Approx. 137.9 sq. metres (1484.1 sq. feet)



First Floor

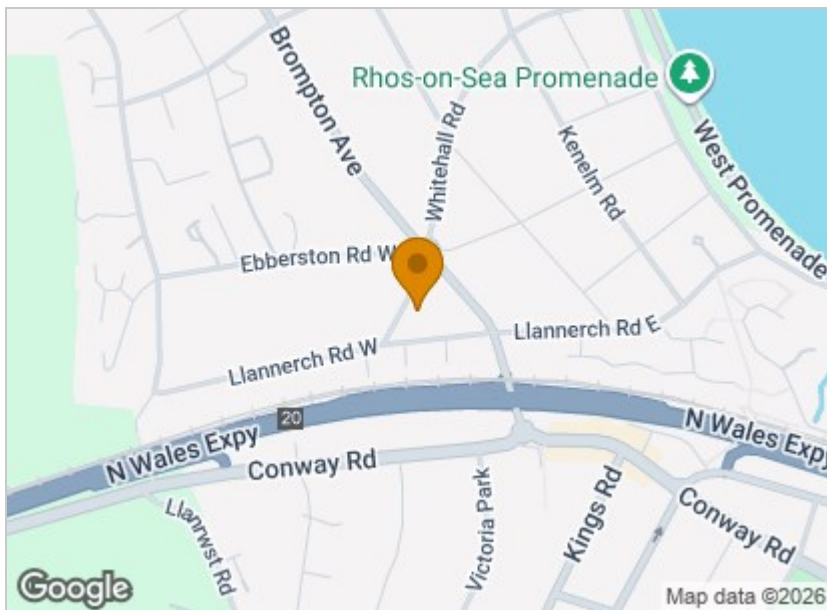
Approx. 57.3 sq. metres (617.3 sq. feet)



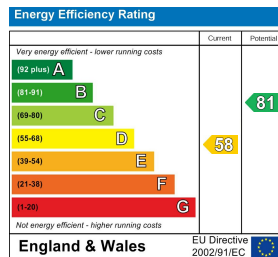
Bryan Davies & Associates

Total area: approx. 195.2 sq. metres (2101.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Cayley Flyer Public House on Rhos on Sea promenade, proceed in the direction of Colwyn Bay, turn into Whitehall Road, follow the road round and at the roundabout take the 3rd turning into Broadway, and the property is on the left within 50 yards. A671 02/04/24 Rev 11/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

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.

