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**6 Rochester Way, Rhos On Sea, Colwyn Bay, Conwy,  
LL28 4NJ**



**£345,000**

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THIS IS A GORGEOUS UPDATED TWO BEDROOM TWO BATHROOM DETACHED BUNGALOW SITUATED ON AN EXTREMELY POPULAR ROAD WITH DISTANT VIEWS FROM THE FRONT ELEVATION TOWARDS PENRHYSIDE, CLOSE TO THE LOCAL CO-OP, COLEG LLANDRILLO, LLANDRILLO YN RHOS PARISH CHURCH, AND ¾ OF A MILE FROM RHOS ON SEA VILLAGE CENTRE.

The accommodation briefly comprises: vestibule; hallway; L-shaped lounge/diner with media wall; open plan kitchen and sitting room with French door to rear garden; separate utility room off the hall; principal bedroom with door to rear garden and en-suite three piece shower room; double sized second bedroom; further three piece shower room with large shower stall. The property features gas fired central heating from a new boiler and upvc double glazed windows. Outside - landscaped gardens to front and rear with a decked patio area; driveway with off road parking for several cars leads to a single car garage.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The accommodation comprises:

UPVC DOUBLE GLAZED VESTIBULE



Window seat, laminate flooring, views across to Penrhynside.

Double oak doors into:

## HALLWAY



Cloaks cupboard, decorative covered radiator, loft hatch access.

## UTILITY ROOM

Plumbing for automatic washing machine, radiator, part tiled walls, upvc double glazed frosted window.

L-SHAPED LOUNGE/DINER 19'7" x 18'2" overall measurement (5.98m x 5.54m overall measurement)



Coved ceiling, media wall, inset coal effect contemporary style electric fire, wall panelling, decorative covered radiator plus additional upright radiator, front and side aspect upvc double glazed windows with a lovely Penrhynside and Little Orme view.



## VIEW FROM LOUNGE AREA



## DINING AREA



Double oak and glass doors into:

**KITCHEN/SITTING ROOM 11'10" x 8'2" (3.63m x 2.49m)**



Modern fitted wall, base and drawer units with wood effect worktops incorporating inset sink with swan style mixer taps, integral 'AEG' hob, 'AEG' electric oven and 'AEG' microwave, built-in upright fridge/freezer, upright radiator, inset spotlights to ceiling.



**SITTING AREA 10'8" x 8'2" (3.27m x 2.49m)**



Upvc double glazed windows with view overlooking rear garden; French door leads into rear garden.

**PRINCIPAL BEDROOM 14'11" x 11'0" (4.57m x 3.36m)**



Ladder style radiator, upvc double glazed door leading to rear garden.

**BEDROOM 2 12'10" x 9'11" (3.93m x 3.03m)**



Coved ceiling, radiator with shelf over, upvc double glazed window.



**EN-SUITE**



Fully tiled shower cubicle, vanity wash hand basin, low flush w.c., upvc double glazed window with frosted glazing.

**SHOWER ROOM**



Modern walk-in tiled shower with mains shower with double shower head and glass shower screen, vanity wash hand basin and low flush w.c.

**OUTSIDE**

**FRONT GARDEN**

With shingle beds, flower and plant borders.

**LARGE RESIN DRIVEWAY**



For several cars leads to:



### SINGLE CAR GARAGE 16'9" x 9'9" (5.12m x 2.99m)

Electric up and over door, recently fitted 'Navien' boiler, gas and electric meters.

### REAR GARDEN



Lawn and paved areas, timber shed, timber fencing.

### DECKED PATIO



### 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. 110.0 sq. metres (1184.5 sq. feet)

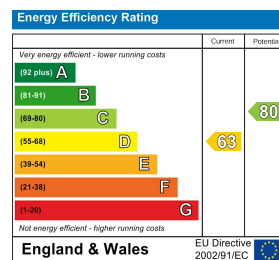


Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed along the promenade, turn right 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 the 2nd turning into Llandudno Rd, proceed along the road passing Coleg Llandrillo on the left, 1st left into Marlborough Dr, turn 1st left into Rochester Way, follow the road round, the property is on the right hand side. A915 03/06/26

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.

