



20 Colwyn Crescent

Rhos On Sea LL28 4RG

£325,000

An immaculate, recently upgraded and refurbished Edwardian 4-bedroom family home in highly convenient village setting.

Located in a quiet highly popular setting just off Rhos village and a short distance walk from Rhos promenade. Beautifully presented home, sympathetically upgraded and refurbished to retain original character features throughout. Four well appointed bedrooms together with additional two second floor rooms which could provide additional bedrooms, recreational space or home office/study. Lower ground floor workshop area with potential for conversion/re-development. Central heating and uPVC double glazing, attractive rear garden, en-suite main bedroom, new kitchen and bathroom, impressive reception hall with parquet block flooring.

Viewing Highly Recommended.



Tel: 01492 555500

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Location

Situated in a sought after residential area convenient for all local amenities. Rhos on Sea is a highly popular seaside village located on the North Wales coast with range of shops and other amenities. The property is within easy access of the A55 Expressway.

The Accommodation Affords
(approximate measurements only):

Covered front Entrance:

Tiled floor; timber and glazed door leading to:

Reception Hall (L-shaped):

18'10" x 16'4" (5.75m x 5m)

Attractive herringbone parquet flooring; double panelled radiator; feature original fireplace surround with cast iron inset and tiling; coved ceiling; meter cupboard; feature balustrade turn staircase leading off to first floor level; large uPVC double glazed windows overlooking side; double panelled radiator. Built-in understairs storage cupboard.

Cloakroom:

Low level WC and wash basin.



Lounge:

18'10" x 13'1" (5.75m x 4m)

Feature fireplace with cast iron inset, tiled hearth; herringbone parquet; coved ceiling; TV point; large square uPVC double glazed bay window to front; two double panelled radiators; wall lights.

ining/Sitting Room:

12'4" x 13'1" (3.78m x 4m)

uPVC double glazed overlooking rear; picture rail; coving; recessed fireplace surround with tiled hearth; timber wall panelling; radiator; coved ceiling.

Dining Kitchen:

22'2" x 9'10" (6.78m x 3m)

Dining Area:

Radiator; small staircase leading down to composite double glazed external rear door.

Kitchen Area:

Fitted range of base and wall units with complementary worktops; space for fridge freezer; plumbing for automatic washing machine; cooking range with twin concealed extractors above; 1 1/2 bowl sink with mixer tap; uPVC double glazed window overlooking rear.

FIRST FLOOR

Landing:

Further turn staircase leading up to second floor level.

Bedroom No 1:

17'6" x 12'3" max. (5.34m x 3.74m max.)

Including square bay window and en-suite shower room. uPVC double glazed window overlooking front of property; radiator.

En-suite Shower Room:

Comprising corner shower enclosure, low level WC and pedestal wash hand basin; recessed shelving; built-in cupboard; wall and floor tiling.

Bedroom No 2:

13'9" x 9'3" (4.2m x 2.84m)

uPVC double glazed window overlooking rear; double panelled radiator; built-in wardrobes; coved ceiling.

Bedroom No 3:

11'3" x 12'5" (3.45m x 3.8m)

Double panelled radiator; uPVC double glazed window overlooking rear; built-in wardrobes with inset dressing table and recessed shelving; radiator.

Bedroom No 4:

11'1" x 9'10" (3.39m x 3m)

uPVC double glazed window overlooking rear; radiator; coved ceiling; TV point.



Shower Room:

Large shower enclosure with sliding glazed doors, low level WC and pedestal wash hand basin; ladder style heated towel rail; timber panelling to wainscot level; uPVC double glazed window; extractor fan.

SECOND FLOOR

Two rooms at second floor level which are currently used for storage but with a little bit of upgrading would provide excellent further bedrooms or recreational rooms.

Landing:

Range of built-in eaves storage cupboards.

Room 1:

12'6" x 10'4" (3.83m x 3.17m)

uPVC double glazed window overlooking rear of property.

Room 2:

12'8" x 8'11" (3.87m x 2.74m)

uPVC double glazed window overlooking rear; recessed wardrobe.

Separate WC:

Low level suite.

Outside:

The property is situated in a convenient setting on the edge of the village centre within walking distance of shops and amenities. Small front garden area with side access and covered through store shed for bins, side path leading to rear enclosed garden with variety of established shrubs and plants, large patio area, raised grassed areas.

Lower Level Outside Workshop and Store:

Comprising lean-to shed housing dryer.

Workshop comprising 4 Rooms:

Room 1:

9'10" x 10'9" (3m x 3.28m)

Window and wall mounted central heating boiler.

Room 2:

6'6" x 6'10" (2m x 2.1m)

Room 3:

7'0" x 5'6" (2.14m x 1.68m)

Workshop:

11'2" x 16'0" (3.42m x 4.88m)

Services:

Mains water, electricity, gas and drainage are connected to the property.





Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'F'.

Directions:

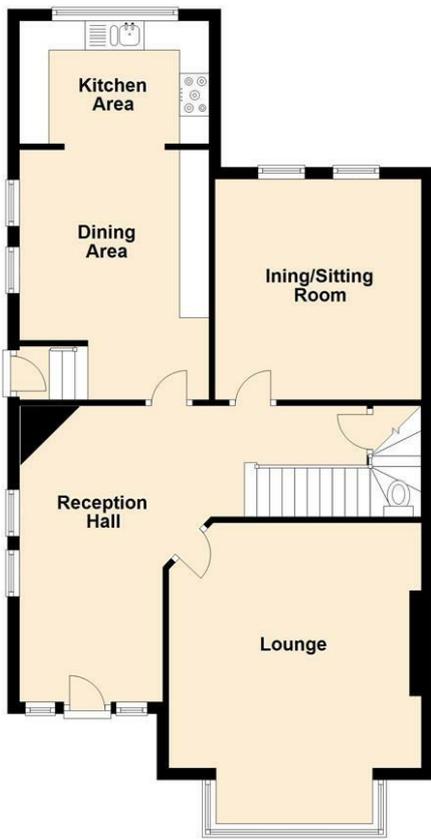
From Colwyn Bay proceed along the seafront promenade, turn left in the village centre up Rhos Road, continue past the Boots Chemist and continue up the hill, take the second turning right into Colwyn Crescent and the property will be viewed a short distance on the right hand side.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

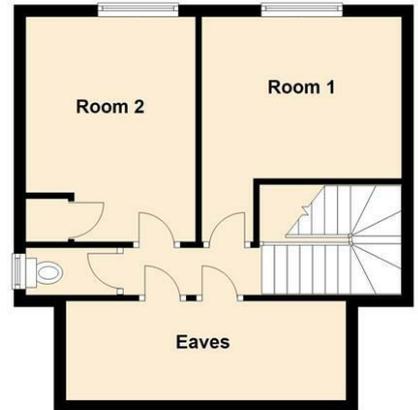
Ground Floor



First Floor



Second Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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