



28 Upper Promenade

Rhos on Sea LL28 4BS

£359,950

A traditional style spacious 3-bedroom semi-detached home conveniently located for the seafront promenade, Rhos-on-Sea village amenities and transport links.

Council Tax Band - C Freehold EPC - TBC

This delightful period home retains much of its original Arts and Crafts character while benefiting from thoughtful modern upgrades. The property enjoys an attractive façade with decorative timber detailing, bay windows and a welcoming enclosed porch opening into an impressive and spacious reception hallway with feature fireplace.

The ground floor accommodation includes a generous bay-fronted lounge with garden views, a separate formal dining room and a well-appointed kitchen with stylish contemporary units. The home benefits from double glazing and gas central heating throughout. Upstairs, the home offers three well-proportioned bedrooms and a stylish upgraded bathroom, along with the added benefit of a separate modern shower room.

Beautifully maintained gardens to both front and rear, driveway and garage.



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<https://www.iwanmwilliams.co.uk>



Location

An Elegant and Spacious Arts and Crafts Home in a prime coastal 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.

Reception Hall

Turned staircase leading up to first floor level, understairs storage cupboard with electric meters, double panel radiator, feature tiled fireplace with timber surround.

Lounge

18'10" x 14'4" (5.74m x 4.37m)

Feature large curved bay window overlooking front garden with window seating below, radiator, feature timber fireplace surround with tiled inset, two double panel radiators, coving and picture rail.

Dining Room

10" x 10'4" (3.05m x 3.15m)

Two original built in alcove storage cupboard, housing wall mounted Valiant central heating boiler, double panel radiator, uPVC double glazed window overlooking rear garden and patio area.



Breakfast Kitchen

11'6" x 12'1" (3.51m x 3.68m)

Fitted range of cream base and wall cupboards with solid wood worktops, peninsular units and breakfast bar, four plate ceramic hob with stainless steel and glass extractor hood above, single drainer sink, integrated oven, microwave, dishwasher and fridge/freezer. uPVC double glazed window overlooking rear, wall mounted dresser style shelving and drawer unit, timber and glazed rear door.



Downstairs Cloakroom

Washbasin and w.c.

First Floor Landing

Picture rail and original doors leading off to bedrooms and bathroom.

Bedroom 1

15'1" x 14'4 (4.60m x 4.37m)

Large curved bay window overlooking front of property, two radiators, picture rail.

Bedroom 2

13'7" x 12 (4.14m x 3.66m)

Secondary double glazed window overlooking side elevation, coved ceiling, eaves storage cupboard, radiator, feature original former fireplace surround.

Bedroom 3

9'5" x 11' (2.87m x 3.35m)

Original cast iron fireplace surround, radiator, double glazed window overlooking front of property, picture rail and coving.

Bathroom:

10'6 x '6'1 (3.20m x '1.85m)

Panelled bath, pedestal wash handbasin, mirror with integrated lighting above, fully tiled walls, built in linen cupboard, uPVC double glazed window to rear, inset spotlighting, radiator.



Separate Shower Room:

6'6 x 5'6 (1.98m x 1.68m)

Three piece suite comprising; corner shower enclosure with curved sliding doors, pedestal wash handbasin, low level w.c. uPVC double glazed window, fully tiled walls, ladder style heated towel rail, inset spotlighting.

Outside

Externally, the property is set within beautifully maintained gardens to both front and rear, offering a wonderful outdoor setting for relaxing or entertaining. There is also a private driveway providing off-road parking and an attached car garage.

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. Tel: 01492 555500

Proof Of Funds

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.

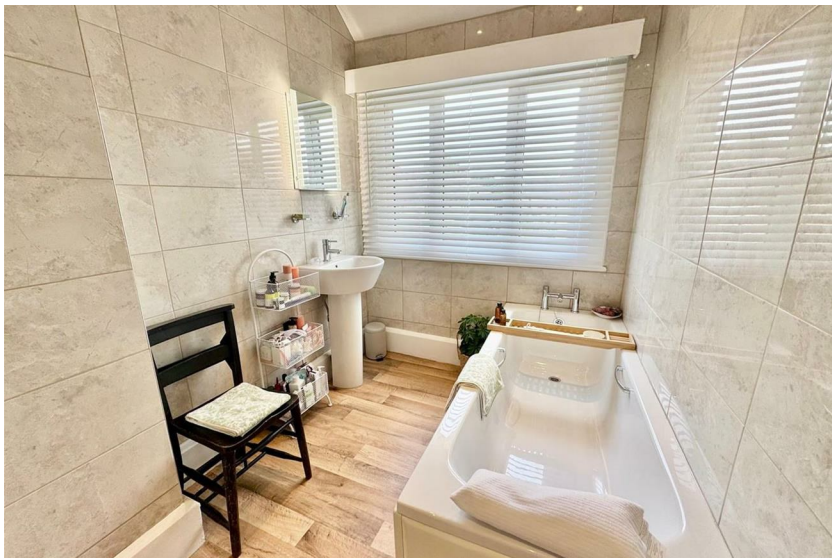
Council Tax Band:


Conwy County Borough Council tax band 'D'

Directions

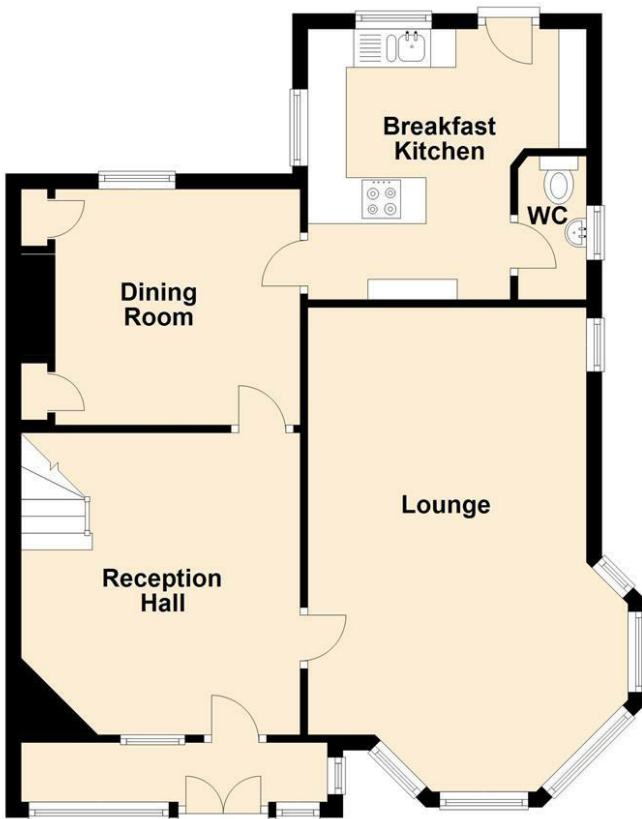
From Colwyn Bay, continue through the underpass down towards Rhos Promenade and take the first left into upper promenade and the property will be viewed in the far right corner, just before dropping back down towards the promenade.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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