



58 Church Road

Colwyn Bay LL28 4YS

£229,950

A 3-bedroom semi-detached family home offering spacious accommodation, located just a short distance from the seafront promenade, Rhos-on-Sea village amenities and transport links.

Tenure: Freehold -EPC TBA - Council Tax: C

This 3 bedroom semi detached family home is situated in a convenient location close to the amenities of Rhos On Sea. Offering spacious accommodation with open plan living/dining space and fitted kitchen, home office, 3 bedrooms and bathroom. The property benefits from gas fired central heating, and uPVC double glazing with rear garden laid to lawn and ample off road parking to the front.



Tel: 01492 555500

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



Location

Rhos on Sea is a highly popular seaside village located on the North Wales coast with range of shops, bars, restaurants and the sandy beach and promenade. The property is within easy access of the A55 Expressway.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Decorative panelled uPVC double glazed door with two uPVC windows on each side leading into Reception Hallway.

Reception Hallway

12'9" x 4'4" (3.89m x 1.34m)

Radiator, inset downlight spotlighting. Staircase to first floor.

Open plan Dining / Kitchen with living space

21'4" maximum x 22'2" (6.52m maximum x 6.76m)

Range of base, wall and drawer units with work surface over, 1.5 inset stainless steel sink unit, four ring gas cooker hob with electric oven under, extractor hood, part tiled walls, plumbing for washing machine, space for American style fridge/freezer, uPVC double glazed stable door leading to rear garden, uPVC double glazed window overlooking rear garden.

Dining area; wooden flooring, uPVC double glazed window, uPVC double glazed patio doors leading to the rear garden, radiator, inset spotlighting.



Office

11'5" x 11'3" (3.5m x 3.44m)

uPVC double glazed window to front elevation, feature fire surround.

First Floor

Turned staircase with a half landing, uPVC double glazed window.

Bedroom 1

10'10" x 9'5" (3.32m x 2.89m)

uPVC double glazed window to front elevation, range of built-in wardrobes and cupboard, radiator.

Bedroom 2

9'0" x 11'4" (2.76m x 3.46m)

uPVC double glazed window to rear elevation, radiator.

Bedroom 3

9'5" x 10'8" (2.89m x 3.27m)

uPVC double glazed window to rear elevation, radiator.

Bathroom

5'3" x 6'5" (1.61m x 1.96m)

Low flush w.c. wash handbasin, bath with Triton shower fitment over, fully tiled walls, wall mounted towel rail.

Outside

Front driveway with ample parking, ideal for a boat, campervan, rear garden is laid to lawn with screen fencing and hedging.

Services

Mains electric, gas water and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band C

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.

Directions

From our Conwy Office proceed down Bangor Road to the A55 Expressway. Follow the signs East to Rhos On Sea. Follow the road to the roundabout and take your 4th exit onto Brompton Avenue, leading onto Llandudno Road. With Hickorys Smoke House on your left, turn right onto Church Road and the property will be Viewed on your right hand side approximately half way down.



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



Floorplan To Follow

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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