



# 100 Cambrian Drive

Rhos On Sea LL28 4SY

£312,500

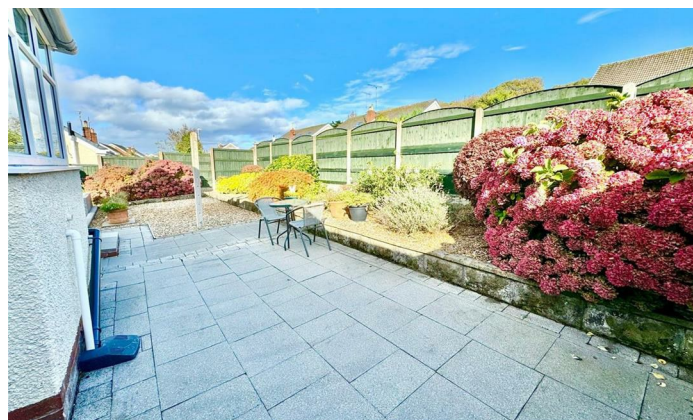
A beautifully presented 3-bedroom property occupying a sizeable corner plot with driveway and garage. Convenient location and extensive views.

Detached bungalow with converted loft bedroom and dressing room, large side conservatory/garden room and attractive private garden.

Improved and upgraded over the years offering superb, beautifully presented, light and airy accommodation.

Affording entrance porch, reception hall, lounge, kitchen, conservatory/garden room, shower room, 2 ground floor bedrooms, stairs to converted loft bedroom and dressing room. Large side sun terrace, gardens, driveway parking, garage and store sheds.

Viewing Highly Recommended.



Tel: 01492 555500

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







## Location

Situated in a popular residential area convenient for access to Colwyn Bay, Rhos On Sea and Llandudno. Rhos On Sea is a popular seaside village located on the North Wales Coast with a recently upgraded promenade.

The Accommodation Affords  
(Approximate measurements only):

Front Entrance Vestibule:  
uPVC double glazed outer door.

Reception Hall (L-shaped):  
Radiator; turn staircase leading off to first floor level.

Lounge:  
20'9" x 11'9" (6.35m x 3.6m)  
Feature fireplace surround and hearth; radiator;  
TV point; uPVC double glazed windows to front,  
side and rear enjoying extensive views and  
sunny aspect.





### Kitchen:

11'7" x 11'1" (3.55m x 3.38m)

Fitted range of base and wall units with complementary worktops; electric cooker point; stainless steel and glazed canopy extractor above; leaded and glazed display cupboards; space for fridge freezer; plumbing and space for washing machine; inset 1 1/2 bowl sink with mixer tap with square uPVC double glazed bay window above. uPVC double glazed door leading to:



### Garden Room/Conservatory:

20'9" x 9'10" (6.35m x 3m)

Superb room extending along the gable end wall of the bungalow with uPVC double glazed windows to three sides, French doors leading onto garden and patio area. Radiators; tiled floor.

### Bedroom No 1:

13'5" x 11'1" (4.1m x 3.4m)

Range of built-in wardrobes along one wall; radiator; sliding patio doors leading onto garden room.

### Bedroom No 2:

11'10" x 11'1" (3.62m x 3.4m)

uPVC double glazed window overlooking rear; built-in cupboard/wardrobe; radiator.



### Shower Room:

8'4" x 5'7" (2.55m x 1.72m)

Corner shower enclosure, low level WC and wash basin; wall tiling; radiator and mirror; two uPVC double glazed windows.

### Attic converted Room/Bedroom No 3:

25'9" x 8'9" (7.85m x 2.67m)

Three velux double glazed windows; built-in storage cupboards; radiator. Doorway leading into:



### Store/Dressing Room:

11'5" x 9'7" (3.5m x 2.94m)

Velux double glazed window.

### Outside:

The property occupies a large corner plot with high level fencing providing private seating area, driveway leading to single car garage; ample off road parking for several vehicles. Two timber garden store sheds; paved seating/patio area; variety of established shrubs and plants.

### 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](mailto:conwy@iwanmwilliams.co.uk)



### Council Tax Band:

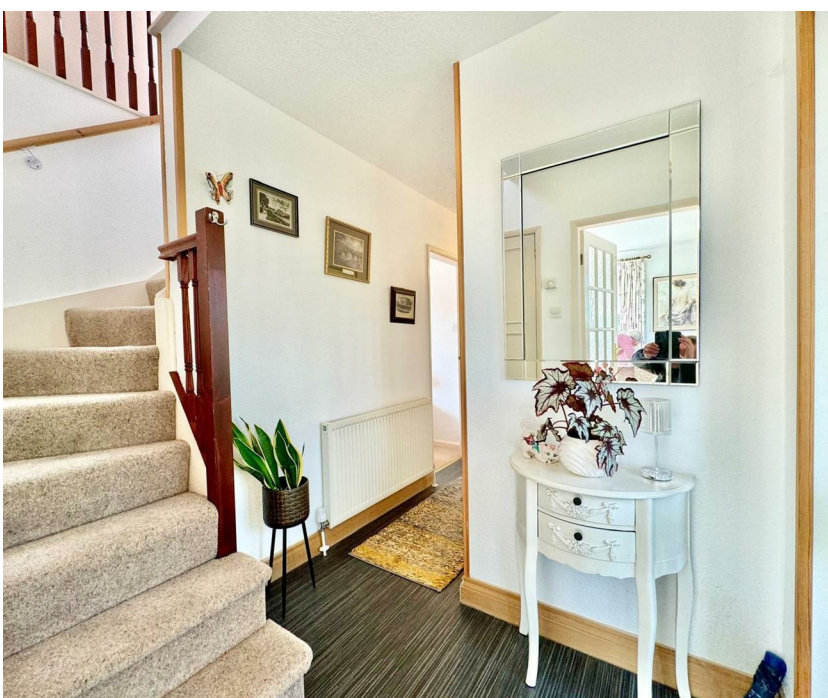
Conwy County Borough Council tax band 'E'.

### Directions:

From Colwyn Bay continue along Brompton Avenue to Llandudno Road, take the second left by the Co-op onto Dinerth Road and take the forth right onto Derwen Avenue, continue left onto Cambrian Drive, No 100 can be found on the right hand side at the very end.

### 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.





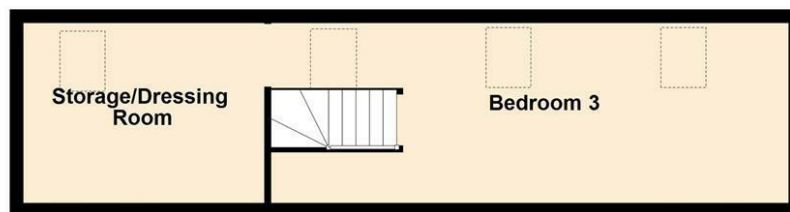


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 80                                                                                |
| (55-68) <b>D</b>                            | 63                         |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

### Ground Floor



### First 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 option must be treated as given on the same basis as these particulars.

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