

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

1 Alwen Drive, Rhos On Sea, Colwyn Bay, Conwy,
LL28 4YB



No Onward Chain £235,000



www.bdahomesales.co.uk

THIS IS A GOOD SIZED TWO BEDROOM DETACHED BUNGALOW ON A CORNER PLOT WHICH IS IN NEED OF UPDATING. Situated close to the local Co-op Mini Market, Church and Coleg Llandrillo, approximately a mile of Rhos On Sea Village, shops and the new promenade. The accommodation briefly comprises:- porch; hall; lounge; kitchen; sun room; rear porch/utility; principal bedroom with en-suite 4-piece bathroom including a bidet; 2nd bedroom with built-in wardrobe and a 3-piece shower room. The property features gas fired central heating, upvc double glazed windows where specified. Outside - good sized corner plot, single car garage and parking.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The Accommodation Comprises:-

Upvc Double Opening DOORS to:-

PORCH

Tiled floor.

Glazed FRONT DOOR

And sidelights to:-

HALL

2 wall light points, fitted double cupboards, display shelving, economy 7 heater, access to roof space (part boarded for storage).

TRIPLE ASPECT LOUNGE/DINING ROOM 19'8" x 11'11"
(6.01m x 3.64m)



Fire surround with gas fire and hearth, back boiler for central heating, serving hatch to kitchen, triple aspect upvc double glazed windows, 2 radiators, coving.



KITCHEN 10'9" x 8'9" (3.30m x 2.69m)



Fitted range of base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, cupboard housing hot water tank, 4 ring 'Stoves' hob with cooker hood over, plumbing for a washing machine, wall tiling, upvc double glazed door to:-

SUN ROOM 16'8" x 5'11" (5.09m x 1.81m)



Single glazed door to:-

REAR PORCH AREA 10'1" x 5'11" (3.08m x 1.82m)

Tiled floor, plumbing for a washing machine, double opening doors to the rear garden.

SIDE ASPECT BEDROOM 1 13'2" x 11'0" (4.02m x 3.37m)



Upvc double glazed window, fitted double linen cupboard with shelving, coving, radiator.

EN-SUITE 4-PIECE BATHROOM



In White comprising panel bath with extractor, vanity wash hand basin and mixer tap, close coupled w.c, bidet, ladder style towel rail, upvc double glazed window.

DOUBLE ASPECT BEDROOM 2 9'10" x 9'1" (3.01m x 2.79m)



3-PIECE SHOWER ROOM



With double shower stall, pedestal wash hand basin, low flush w.c, wall tiling, lino flooring.

OUTSIDE

Good sized corner plot

FRONT GARDEN

With shrubs and pathways, side garden with trees.

REAR GARDEN



With raised beds, shrubs, trees, outhouses, potting shed.



DRIVEWAY TO SIDE



Provides off road parking leads to:-

CONCRETE BLOCK GARAGE

With up and over door and side personal door to garden, light and power connected.

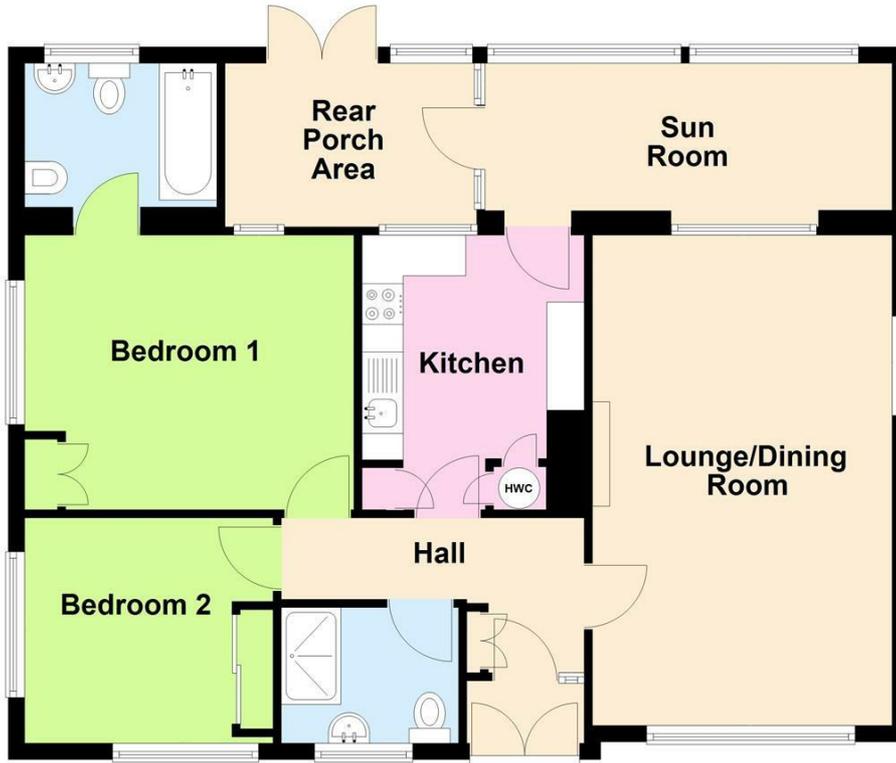
TENURE - FREEHOLD

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

Ground Floor

Approx. 87.3 sq. metres (940.2 sq. feet)

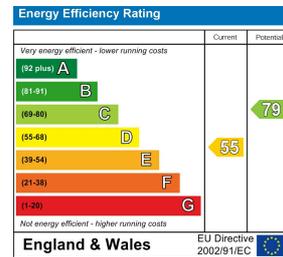


Total area: approx. 87.3 sq. metres (940.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Co-op Mini Market on Dinerth Road proceed along Dinerth Road take the first turning on the left onto Princess Avenue, right onto Alwen Drive and the property is on the left hand side. REF: A861 05/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.

