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Summer Hill, 28 Seafield Road, Colwyn Bay, Conwy, LL29 7HB



Open To Offers £189,950

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www.bdahomesales.co.uk

THIS 3 BEDROOM SEMI DETACHED TRADITIONAL FAMILY SIZE HOME IS SITUATED IN AN ELEVATED POSITION ABOVE COLWYN BAY WITH VIEWS FROM THE FRONT ELEVATION TOWARDS THE SEA AND OVER TO RHOS ON SEA, PARTICULARLY FROM THE FIRST FLOOR WITHIN HALF A MILE OF COLWYN BAY SHOPS AND ACCESS DOWN TO THE BEAUTIFUL NEWLY DEVELOPED PROMENADE IN RHOS ON SEA AND COLWYN BAY. The accommodation briefly comprises:- front door to hall with under stairs wc; lounge with bay window; separate dining room/ living room; kitchen; first floor landing; 3 good sized bedrooms; 2 piece bathroom with over bath shower and separate wc. The property features gas fired central heating and upvc double glazed windows where specified. Outside easily maintained gardens to the front and rear and a drive to the side off road parking for one car.

The accommodation briefly comprises:

ENTRANCE HALL

Double glazed front door, radiator, coved ceilings, under stairs cupboard, w.c and store.

LOUNGE 18'0" x 13'4" (5.5m x 4.07m)



Double glazed bay window, distant sea views, coved ceilings, fireplace surround with marble back and hearth, radiator.

DINING ROOM/ LIVING ROOM 15'5" x 10'5" (4.7m x 3.2m)



Double glazed window, radiator, double door cupboards and shelving, fireplace surround with marble back and hearth, gas fire.



KITCHEN 15'8" x 6'10" (4.8m x 2.1m)



Double bowl stainless steel sink unit, oak effect fronted base cupboards and drawers with work tops, cooker extractor hood, double glazed window and single glazed door, wall units, plumbing for washing machine, 'Ideal' central heating boiler.

FIRST FLOOR

Stairway from hall to first floor and landing, loft ladder to attic space, double glazed 'Velux' window.

BEDROOM 1 11'9" x 11'5" (3.6m x 3.5m)



Double glazed window overlooking the town and distant sea views, radiator, wardrobes and shelving, dressing table unit.



SEPARATE WC

Wc and wash basin, double glazed window, half tiled walls.

OUTSIDE

FRONT GARDEN WITH FLOWER BEDS

Driveway at the side of the house with off road parking for one car.

ORNAMENTAL REAR GARDENS

- backing onto the Old Highway

BEDROOM 2 11'9" x 8'10" (3.6m x 2.7m)



Double glazed window, radiator.

BEDROOM 3 9'2" x 6'10" (2.8m x 2.1m)



Radiator, double glazed window.

BATHROOM 6'6" x 6'2" (2m x 1.9m)



White bath, shower and screen, double glazed, pedestal wash hand basin, radiator, tiled wall.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

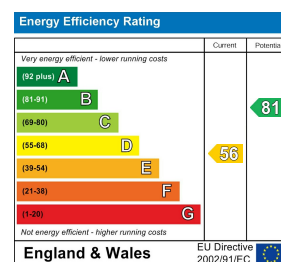


All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



Directions

From the New Conwy Council Buildings on the Conwy Road A547 proceed towards Old Colwyn, take the fourth turning on your right on to Rhiw Road and proceed to the top of the hill. Seafield Road is at the top on your right just before the old Highway. The property is on the corner of Rhiw Road and Seafield Road Ref A583 18/10/24 REV 12/05/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

