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£199,950

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THIS THREE BEDROOM MID TERRACED COTTAGE STYLE HOME is situated in a convenient position on the level, within yards of local shop and 300 yards of the Promenade, less than ½ a mile to Rhos-On-Sea village shops and the new promenade. The accommodation which has been partially upgraded over the last few months briefly comprises:- hall; lounge with bay window with square arch to; dining room and French doors to the rear garden; newly fitted kitchen with built-in oven, hob, cooker hood, fridge and freezer; first floor landing; 3 bedrooms; 3-piece bathroom with overbath shower. The property features gas fired central heating; upvc double glazed windows. Outside - easily maintained gardens to the front and rear. Single car garage accessed from Penrhyn Avenue.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR

To:-

HALL

Laminate flooring, meter cupboard, double radiator.

LOUNGE 13'4" x 12'1" maximum (4.08m x 3.69m maximum)

Into upvc double glazed bay window, coving, 2 wall light points, chimney breast with gas pebble effect gas fire, telephone point, double radiator. Arch through to:-

DINING ROOM 11'5" x 10'6" (3.50m x 3.21m)



Laminate flooring, under stairs storage cupboard with shelving, double radiator. Upvc double glazed French doors to the rear garden.

RE-FITTED DOUBLE ASPECT KITCHEN 10'8" x 6'3" (3.27m x 1.93m)



Fitted range of White fronted base, wall and drawer units with wood effect round edge worktops, integrated appliances include 'Lamana' electric oven and 4 ring hob with stainless steel cooker hood over, 'Lamana' fridge/freezer, plumbing and space for a washing machine, inset single drainer sink unit and mixer tap, cupboard housing 'i-mini' combination central heating and hot water boiler, wall and floor tiling recessed downlighters to ceiling, double aspect upvc double glazed windows.

An enclosed staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Access to roof space, upvc double glazed window, radiator

BEDROOM 1 11'5" x 9'4" maximum (3.48m x 2.85m maximum)



Upvc double glazed window to front, radiator.

BEDROOM 2 10'7" x 10'2" maximum (3.23m x 3.10 maximum)



Upvc double glazed window to the rear, radiator.

BEDROOM 3 8'1" x 6'3" (2.47m x 1.91m)



Laminate flooring, upvc double glazed window to the front, radiator.

3-PIECE TILED BATHROOM



In White comprising panel bath with 'Mira' shower over and side screen, pedestal wash hand basin, close coupled w.c, 2 built-in cupboards/linen storage with shelving, lino flooring, plastic cladding to ceiling, upvc double glazed window, radiator.

OUTSIDE

FRONT GARDEN

With decorative slate chippings, block paved pathway to front, hedging.

REAR GARDEN



With raised decked seating area, chippings, pavings, rear gated access.



SINGLE CAR GARAGE 15'9" x 7'10" (4.82m x 2.41m)

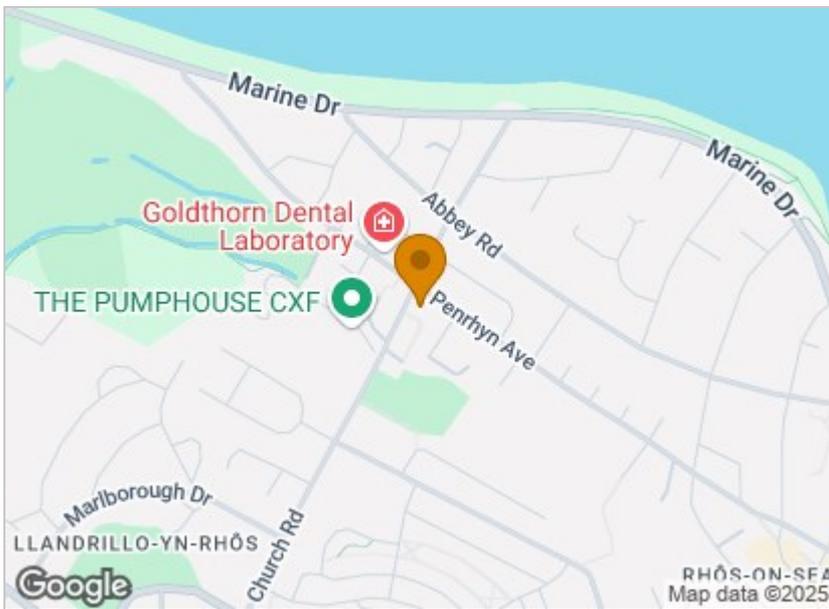
With up and over door, door to garden, upvc double glazed windows. Right of access to garage from Penrhyn Avenue.

TENURE - FREEHOLD

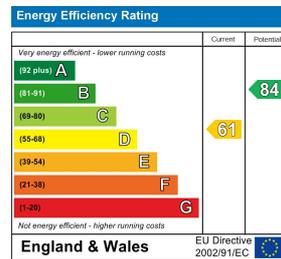
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From the Co-Op proceed along Penrhyn Avenue heading towards Penrhyn Bay, turn left into Church Road in less than ½ a mile and the property is immediately on the left hand side. REF: A462 15/05/24 REV 20/03/25

We will be pleased to arrange a viewing of this Home
01492 875125
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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

