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LL28 4LA



£349,950

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THIS IS A LOVELY COTTAGE STYLE 3/4 BEDROOM SEMI DETACHED FAMILY HOME with sea view from the first floor front elevation and over Rhos on Sea golf course and towards the hills in the distance from the rear situated within 200 yards of the golf club itself and within easy walking distance of Rhos on Sea village with its shops and sporting amenities and approximately 3½ miles to Llandudno town centre.

The accommodation briefly comprises:- porch; small hall; large lounge with door to a dining room/sun room overlooking the golf course; breakfast room with a step down to the kitchen which has a limited height ceiling (5'10" (1.78m)); ¾ landing with fourth bedroom/study; 2 piece washroom; first floor landing; three double sized bedrooms and 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside – easily maintained gardens to the front and rear; driveway for off road parking which leads to a car port and single car garage.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The accommodation comprises:

Double glazed front door to:

**PORCH**

Tiled floor, upvc double glazed windows, inner glazed front door to:

**HALL**

Dado rails, plate rack, double radiator, door to breakfast room, further door to:

**LOUNGE 22'1" x 16'4" (6.75m x 5.00m)**



Into feature Inglenook with exposed beam, slate fire surround and hearth with display mantle over, inset gas fire, recesses with wall light points, built in double storage cupboard with glass fronted display cabinet and spotlights, plate display racks, two double radiators, understairs storage cupboard with shelving, double glazed bay window.



Double opening glazed doors and side lights to:

**DINING ROOM/SUNROOM 13'8" x 12'8" (4.18m x 3.87m)**



Exposed beam ceiling, tv point, two double radiators, upvc double glazed windows with opening light, double opening double glazed doors to rear garden with views across the golf course.



**L-SHAPED KITCHEN 15'3" x 13'3" maximum overall, height 5'10" (4.65m x 4.06m maximum overall, height 1.78m )**



Fitted range of pine fronted base, wall, drawer and corner display shelving, inset 1½ bowl sink unit with Victorian style mixer tap, space for cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge, round edge worktops, wall and floor tiling, cupboard housing 'Worcester' gas central heating and hot water boiler, recessed ceiling lights to pine panelled ceiling, understairs storage, cupboard with light, upvc double glazed windows with views across the golf course, double glazed door to side.

## KITCHEN



Arch from Kitchen into:

**BREAKFAST AREA 9'10" x 7'11" (3.02m x 2.42m)**



Picture rails, coving, hearth with inset electric coal effect fire, two built in storage cupboards with shelving, door through to hall.

A staircase from the inner hall leads to:

**¾ LANDING**

Wall light point.

**DOUBLE ASPECT BEDROOM 4/STUDY 8'0" x 7'9" (2.44m x 2.37m)**



Display shelving wall cupboards, double aspect upvc display windows, views over golf course.

**2 PIECE WASHROOM**

With vanity wash hand basin, close couple w.c., wall mounted electric heater, picture rails, wall tiling, upvc double glazed window.

A staircase leads to:

**FIRST FLOOR LANDING**

Ceiling light with access to roof space, airing/linen cupboard with shelving with hot water tank.

**BEDROOM 1 16'4" x 13'7" (5.00m x 4.15m)**



Three built in double wardrobes with hanging rails and top cupboards, picture rails, vanity wash hand basin, radiator, upvc double glazed window with open sea views across the promenade.

**VIEW FROM BEDROOM 1**



**BEDROOM 2 13'6" x 13'0" maximum (4.13m x 3.98m maximum)**



Including triple built in wardrobe with top cupboards, picture rails, vanity wash hand basin and tiled splashback, radiator, upvc double glazed window with open views across the golf course.

#### VIEW FROM BEDROOM 2



#### BEDROOM 3 9'11" x 13'1" (3.04m x 3.99m)



Built in cupboard with shelving, picture rails, double radiator, upvc double glazed window with open views to the promenade and sea.

#### TILED 3 PIECE SHOWER ROOM



Double shower stall with 'Mira' electric shower, round bowl wash hand basin, display shelving, close couple w.c., pine panelled ceiling with spotlights, radiator, upvc double glazed window.

#### OUTSIDE

##### FRONT GARDEN

With decorative stones, shrubs and decorative trees.

##### DRIVEWAY

With chippings and double opening gated access leads to:

##### CAR PORT

to front leading to:

##### GARAGE

With up and over door, side personal door.

#### REAR GARDEN

(Abutting Rhos on Sea Golf Course) With lawn, shrubs, mature flower beds, full width patio and seating area with aluminium greenhouse, outside tap.



#### TENURE

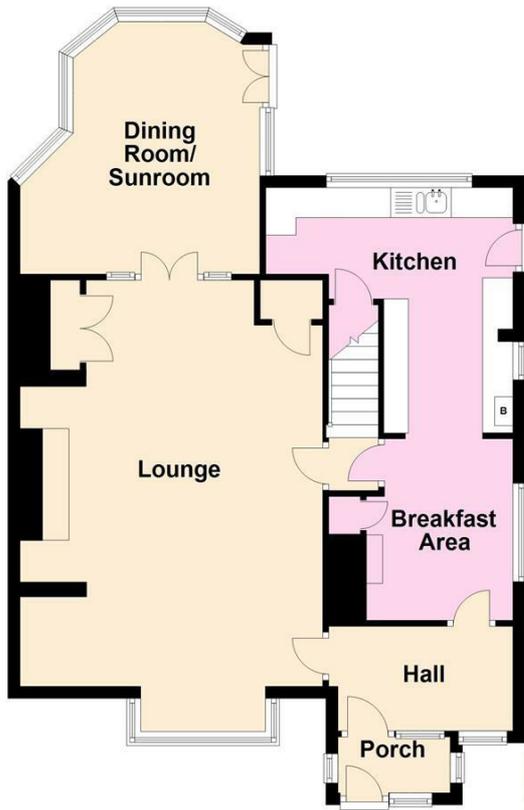
The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



## First Floor

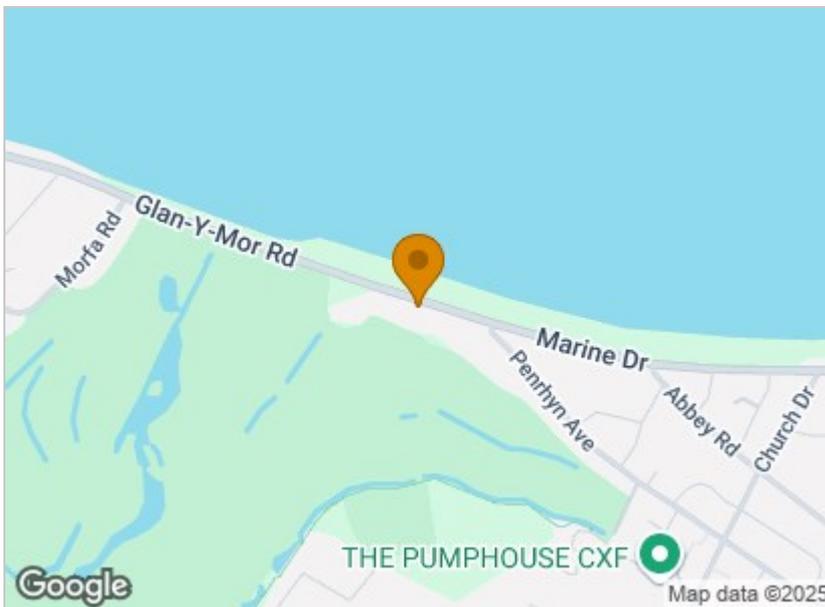
Approx. 68.3 sq. metres (735.0 sq. feet)



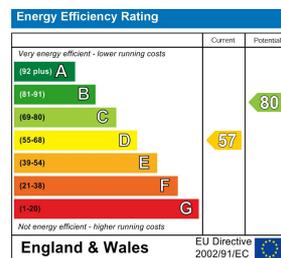
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Total area: approx. 149.1 sq. metres (1605.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Rhos On Sea Golf Course on the right continue along Marine Drive for approximately 200 yards and the property is on the right hand side. A303 18/08/23 REV 10/10/24

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.

