

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

**91 Abbey Road, Rhos On Sea, Colwyn Bay, Conwy,  
LL28 4PF**



**Offers In The Region Of £260,000**

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THIS SPACIOUS 3 STOREY SEMI DETACHED FAMILY SIZED HOME IS SITUATED WITHIN YARDS OF RHOS ON SEA PROMENADE AND WALKING DISTANCE OF THE VILLAGE WITH ITS ARRAY OF SHOPS AND RESTAURANTS, AND CLOSE TO RHOS ON SEA GOLF COURSE.

The versatile accommodation briefly comprises:- front door to entrance hall; lounge with bay window; separate dining room; kitchen; first floor landing; three good sized bedrooms; two piece shower room with separate w.c. Accessed from the rear of the property or from the kitchen, there is a further bedroom with small sitting room; utility room and three piece wet room. The property features gas fired central heating and upvc double glazed windows. Outside – small easily maintained gardens to the front and rear; drive leads down to a detached garage.

THE PROPERTY IS IN NEED OF SOME UPDATING.

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:

Front door to:

**GROUND FLOOR**

**ENTRANCE HALL**

Radiator, secondary double glazed window.

**LOUNGE 11'11" x 15'4" (3.64m x 4.68m)**



Fire surround, double and single radiator, upvc double glazed bay window.

**DINING ROOM 11'11" x 12'11" (3.65m x 3.95m)**



Double radiator, upvc double glazed window.

**KITCHEN 9'6" x 9'3" (2.9m x 2.82m)**



Modern base, wall and drawer units with round edge worktops incorporating stainless steel sink, built-in oven, four ring gas hob, integrated fridge and freezer.

A stairway from the Entrance Hall leads to:

**FIRST FLOOR LANDING**

**BEDROOM 1 11'11" x 15'11" maximum (3.64m x 4.86m maximum)**



Double radiator, upvc double glazed bay window with limited distant sea views.

BEDROOM 2 11'11" x 12'10" (3.65m x 3.92m)



Wash hand basin, double radiator, upvc double glazed window.

BEDROOM 3 9'3" x 8'7" (2.83m x 2.64m)



Radiator, upvc double glazed window with limited sea views.

#### MODERN SHOWER ROOM



Large shower stall with electric shower, pedestal wash hand basin in white, ladder style towel warmer, radiator, upvc double glazed window.

#### SEPARATE W.C.

Upvc double glazed window.

Accessed from the rear of the property or from the kitchen staircase to:

#### LOWER GROUND FLOOR

#### HALLWAY

BEDROOM 4 11'8" x 12'9" (3.57m x 3.91m)



Radiator, upvc double glazed window.

SITTING ROOM 11'6" x 9'3" (3.52m x 2.82m)



Double radiator, upvc double glazed window.

UTILITY ROOM 11'6" x 5'47'10" (3.52m x 1.67m)

Stainless steel sink, plumbing for automatic washing machine, wall and base cupboards, 'Vaillant' central heating and hot water boiler, upvc double glazed rear access door.



#### WET ROOM 9'3" x 8'9" (2.82m x 2.69m)



Three piece suite in white comprising shower, wash hand basin and w.c., wall tiling, radiator, upvc double glazed window.

#### OUTSIDE

##### FRONT GARDEN

With chippings and shrubs.

##### DRIVEWAY



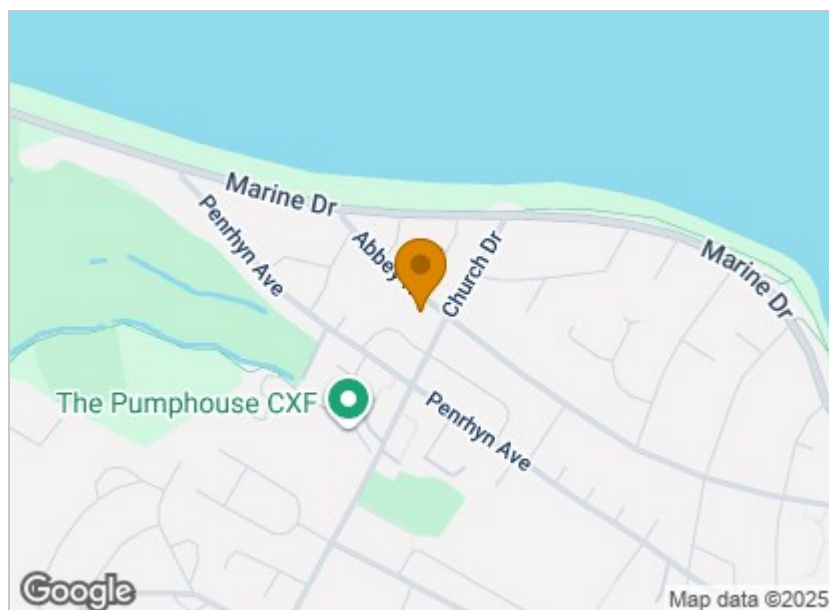
Leads down to:

##### GARAGE AT THE REAR

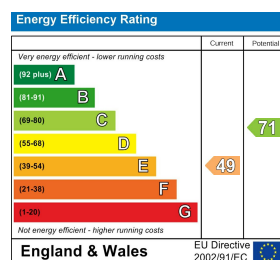




## Area Map



## Energy Efficiency Graph



## Directions

From the Co-op proceed up Colwyn Avenue towards the promenade, turn left onto Abbey Road, follow the road for approximately 700 yards, and the property can be found on the left hand side. A606 A794 22/10/25

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.

