

**Bryan Davies
+ Associates**

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AUCTIONEERS
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ESTATE AGENTS

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1 Rock Villa, Pentai, Glan Conwy, Colwyn Bay, Conwy, LL28 5LW



No Onward Chain £79,950



www.bdahomesales.co.uk

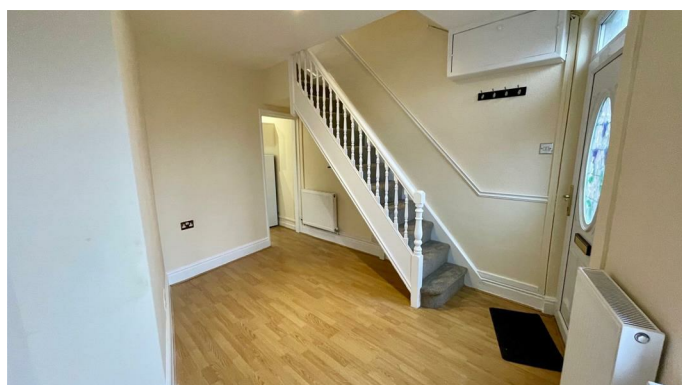
A SEMI DETACHED ONE BEDROOM COTTAGE SITUATED IN A POPULAR VILLAGE LOCATION BY THE LOCAL SHOPS AND WITHIN FIFTY YARDS OF PUBLIC TRANSPORT.

The compact accommodation comprises: upvc double glazed entrance door into lounge; kitchen with rear access door. A staircase from the lounge leads to first floor bedroom; utility area and three piece bathroom. The property benefits from double glazed windows and gas central heating.

The accommodation comprises:

Upvc double glazed door to the:

LOUNGE 11'11" x 10'7" maximum (3.64m x 3.24m maximum)



Irregular shape including recess and staircase, shelved storage, telephone point, laminate flooring, two radiators.

KITCHEN 8'4" x 6'9" maximum (2.55m x 2.06m maximum)



Cream fronted base, wall and drawer units with inset round bowl sink and mixer tap, 'Lamona' electric hob and oven, freestanding 'Beko' dishwasher and fridge/freezer, laminate flooring, radiator, 'Vaillant' heating boiler, upvc double to rear access.

A staircase from the lounge leads to the:

FIRST FLOOR BEDROOM 11'11" x 10'11" maximum (3.65m x 3.33m maximum)



Irregular shape including deep recess, radiator.

Doorway into:

UTILITY AREA

Plumbing for automatic washing machine, loft access.

BATHROOM



Panel bath with overbath shower, pedestal wash hand basin and w.c., laminate flooring, radiator, extractor.

OUTSIDE

Two storage sheds.

TENURE

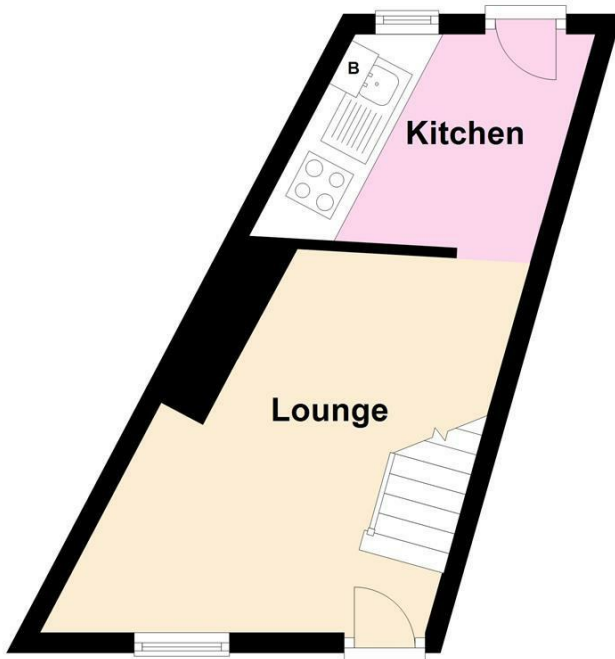
The property is held on a Freehold tenure.

COUNCIL TAX BAND

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

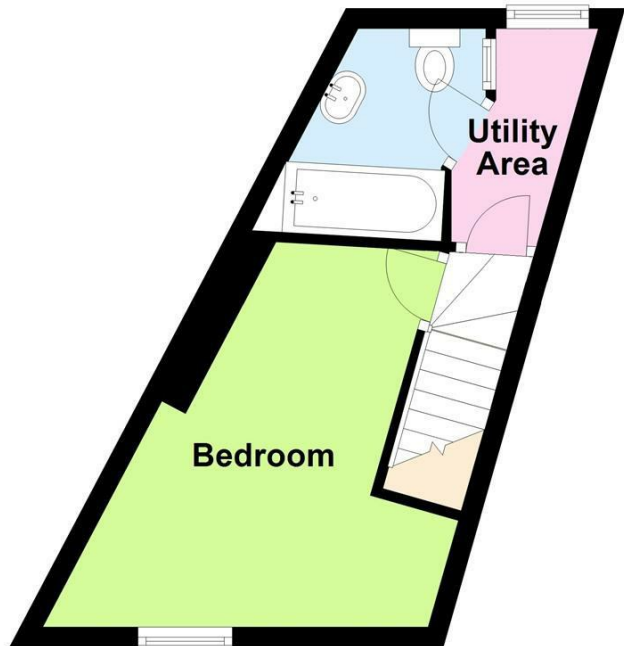
Ground Floor

Approx. 18.3 sq. metres (196.5 sq. feet)



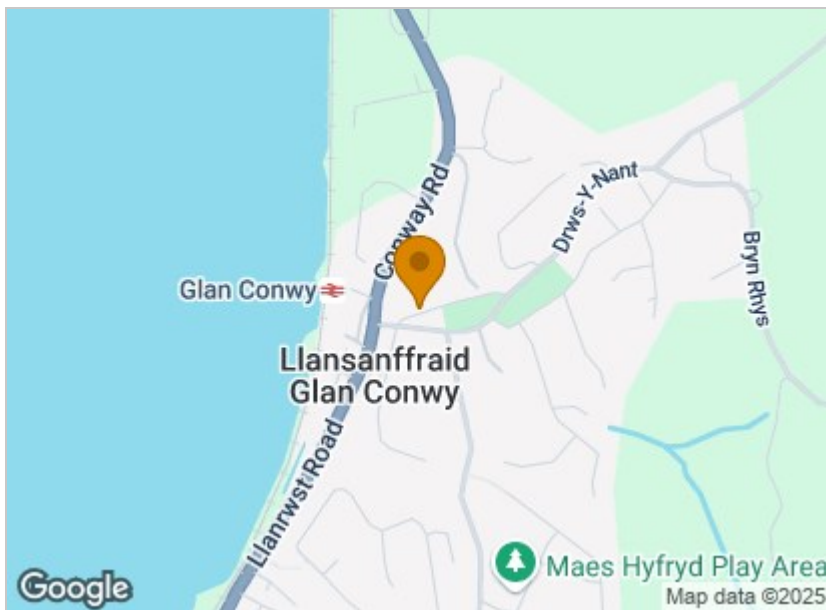
First Floor

Approx. 18.3 sq. metres (196.6 sq. feet)

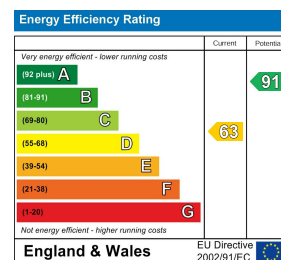


Total area: approx. 36.5 sq. metres (393.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

Follow the North Wales A55 Expressway heading in a westerly direction towards Conwy/Bangor, take Exit 19 (Betws y Coed/A470), follow this road to Glan Conwy. When entering the village turn left opposite the entrance to the Railway Station into Church Street, Pentai is the 1st turning on the left and No. 1 is at the bottom of the hill on the left hand side. A614 18/12/24 Rev 01/04/25

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.