

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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



No Onward Chain £230,000

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www.bdahomesales.co.uk

THIS FOUR BEDROOM SEMI DETACHED COTTAGE STYLE FAMILY HOME IN NEED OF SOME UPDATING AND IS SITUATED ON THE LEVEL WITHIN YARDS OF THE PROMENADE AND APPROXIMATELY HALF A MILE FROM RHOS ON SEA VILLAGE SHOPS.

The accommodation briefly comprises:- hall; lounge with bay window; separate dining room; small study; breakfast room leading through to the kitchen, and a downstairs w.c. A staircase leads to the first floor landing; principal bedroom with door to balcony; two further double bedrooms and a single bedroom with a shower cubicle, and three piece family bathroom. The property features gas fired central heating and upvc double glazed windows. Outside – small easily maintained gardens to the front and rear; drive for off road parking for a small car.

N.B. PLEASE BE AWARE THAT THE PROPERTY HAS SPRAY FOAM ROOF INSULATION - THEREFORE CASH BUYERS ONLY

The accommodation comprises:

COVERED OPEN PORCH

Timber door into:

HALLWAY

Dado rail, understairs cupboard.

OFFICE/STUDY 7'1" x 5'10" maximum (2.18m x 1.78 maximum)

Decorative feature fireplace.

LOUNGE 15'4" x 13'5" (4.68m x 4.11m)



Tiled fireplace feature, picture rail, radiator, large bay window with upvc double glazed window.

DINING ROOM 13'5" x 11'3" (4.09m x 3.44m)



Wooden fireplace, wall light point, radiator, upvc double glazed window.

BREAKFAST ROOM 9'11" x 8'11" (3.047m x 2.72m)



Fitted units with worktops, space for fridge/freezer, fitted cupboards with shelving.

KITCHEN 7'10" x 5'10" (2.40m x 1.80m)



Range of wall, base and drawer units, 1½ bowl stainless steel sink and mixer tap, tiled splashback, space for automatic washing machine, space for gas cooker, radiator, upvc double glazed door to rear garden.

SEPARATE W.C.

(No wash hand basin).

A staircase leads to the:

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 13'6" x 11'4" (4.13m x 3.47m)



Built in wardrobes and dressing table, radiator, upvc double glazed door to the Balcony.

BEDROOM 2 11'5" x 8'9" (3.49m x 2.69m)



Fitted vanity wash hand basin, radiator, limited sea view.

BEDROOM 3 10'10" x 7'9" minimum (3.32m x 2.37m minimum)



Radiator.

BEDROOM 4 10'6" x 9'0" (3.22m x 2.76m)



Vanity wash hand basin, shower cubicle with electric shower, fitted storage.

BATHROOM



Bath, vanity wash hand basin, low flush w.c., partial wall tiling, radiator.

OUTSIDE

FRONT GARDEN

Dwarf stone wall boundary, lawned area with established trees and boundary, path to side gate.

DRIVEWAY

For off road parking for a small car.

REAR GARDEN



Pathway to lawned area, established trees, bushes and hedgerow, fence boundary and side gate.

TENURE

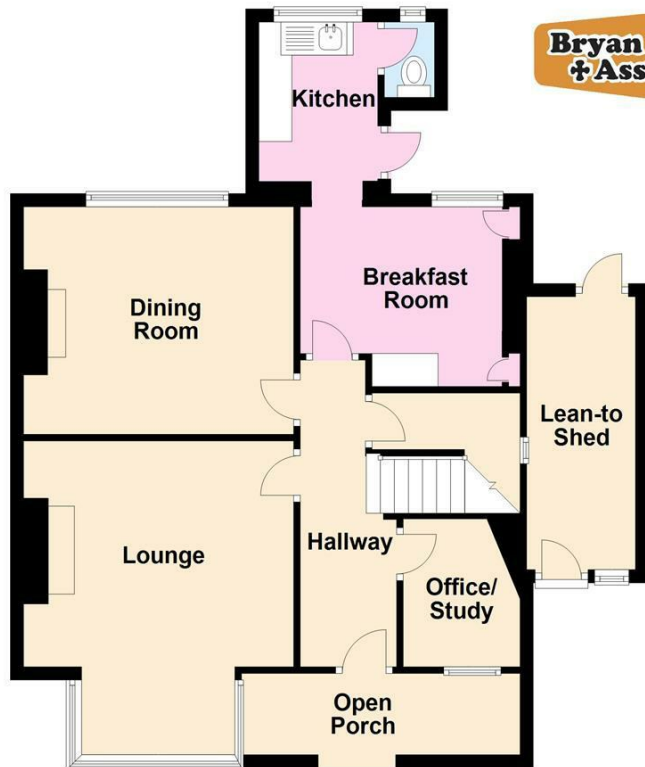
The property is held on a FREEHOLD tenure.

COUNCIL TAX

COUNCIL TAX BAND Is 'E' obtained from www.conwy.gov.uk

Ground Floor

Approx. 74.5 sq. metres (801.5 sq. feet)



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First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)

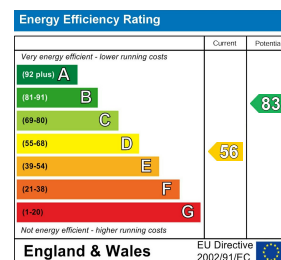


Total area: approx. 126.8 sq. metres (1365.4 sq. feet)

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 right hand side. A606 26/11/24 Rev 24/02/25

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.

