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## 3 Woodlea Gardens, Ebberston Road West, Rhos On Sea, Colwyn Bay, Conwy, LL28 4AP



**No Onward Chain £259,950**

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THIS IS A LOVELY, UPDATED TWO BEDROOM SEMI DETACHED BUNGALOW SET IN THE GROUNDS OF WOODLEA GARDENS WITHIN AN EXCLUSIVE AREA OF RHOS-ON-SEA, WITH EASY ACCESS FOR THE PROMENADE AND THE EAST AND WESTBOUND A55 EXPRESSWAY.

The accommodation briefly comprises:- hall; lounge; separate dining area; fitted kitchen; two double sized bedrooms and a modern three piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside the landscaped gardens are maintained by the management company and two single garages in a separate block.

The accommodation comprises:

Front door to:

#### HALL

Radiator, access to roof space, cloaks cupboard and separate linen cupboard.

LOUNGE 18'10" x 10'11" (5.76m x 3.35m )



Fire surround, upvc double glazed window and sliding patio door to the gardens, radiator.



DINING ROOM 10'10" x 8'0" (3.32m x 2.44m)



Upvc double glazed window, double radiator, single glazed feature glazed glass window.

KITCHEN 12'2" x 8'0" (3.73m x 2.44m)



Range of modern, base, wall and drawer units with round edged worktops, stainless steel 1½ bowl sink unit, built in 'Neff' oven, 4 ring gas ceramic hob, wall tiling, upvc double glazed window, integrated fridge/freezer.



#### UTILITY/ BOILER ROOM

Plumbing for a washing machine, 'Baxi' gas fired combination central heating/ hot water boiler.



BEDROOM 1 13'5" x 11'10" (4.11m x 3.62m)



Upvc double glazed window, radiator.

BEDROOM 2 12'10" x 10'10" (3.92m x 3.32m)



Upvc double glazed window, radiator.

TILED MODERN 3 PIECE SHOWER ROOM IN WHITE



Shower and rain shower, vanity wash hand basin, low flush wc, ladder style towel warmer, upvc double glazed window.

OUTSIDE



Communal landscaped gardens.



The front has 2 single garages in a separate block



#### COUNCIL TAX

is 'E' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

#### TENURE

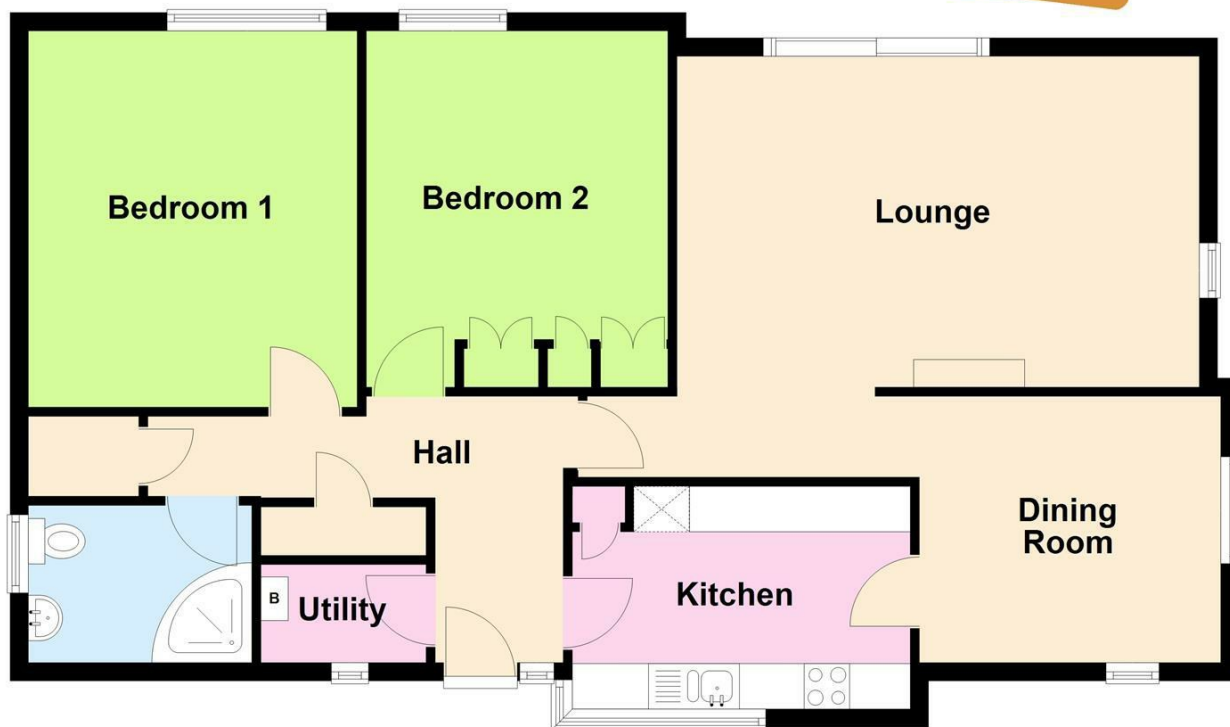
Is Leasehold on a 999 year lease from 1978 and maintenance charges are £140 per month.



## Ground Floor

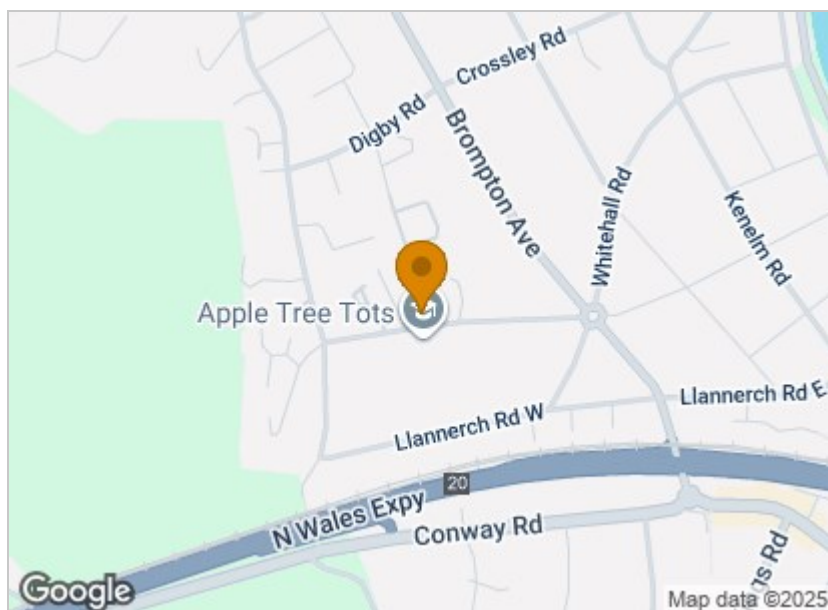
Approx. 90.4 sq. metres (973.0 sq. feet)

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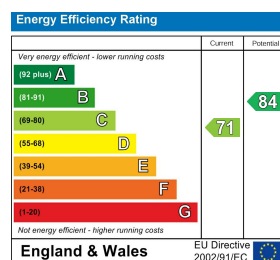


Total area: approx. 90.4 sq. metres (973.0 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Cayley Flyer Public House on Rhos on Sea promenade, proceed in the direction of Colwyn Bay, turn into Whitehall Road, follow the road round and at the roundabout take the 4th turning into Ebberston Road West and the development property is 200 yards on the right. A694 24/05/25 Rev 22/09/25

**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.

