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## 9 College Avenue, Rhos On Sea, Colwyn Bay, Conwy, LL28 4NT



**No Onward Chain £387,000**



THIS IS A BEAUTIFULLY UPDATED AND SPACIOUS, TRADITIONAL SEMI DETACHED FAMILY STYLE HOME situated within 150 yards of the Promenade leading to Rhos On Sea village with all its shopping facilities, cafes and restaurants. The accommodation briefly comprises :- porch; reception hall; lounge with bow window; dining room with square arch to the sun room; kitchen/breakfast room with shaker style units and built-in appliances as specified; utility room; first floor landing; principal bedroom with bow window and sea view; 3 further double sized bedrooms and a 4-piece bathroom including separate shower. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to the front and rear, brick paved driveway for off road parking leads to a single car garage.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED

#### The Accommodation Comprises:-

##### Glazed FRONT DOOR

With feature arch with glass to:-

##### PORCH

Decorative tiled floor, upvc double glazed coloured leaded door to:-

##### RECEPTION HALL



Picture rails, coving, laminate flooring, understairs cupboard with shelving, electric meter and fuse box, shelving/storage, double radiator.

##### LOUNGE 16'5" x 12'10" (5.02m x 3.93m)



Fire surround with decorative back and Granite hearth, inset gas living flame coal effect fire.

##### DINING ROOM 14'9" x 12'2" (4.52m x 3.72m)



Wall mounted log effect gas fire, picture rails, coving, decorative ceiling, double radiator, opening to:-

##### SUN ROOM 12'6" x 6'7" (3.82m x 2.01m )



2 wall light points, upvc double glazed windows and double opening upvc double glazed doors to raised decked patio area, double radiator.

**KITCHEN/BREAKFAST ROOM 18'7" x 9'6" (5.68m x 2.91m)**



Fitted range of Cream Shaker style base, wall, drawer, glass fronted and corner display shelving with display lighting, under unit lighting, inset 1½ bowl sink unit and mixer top, integrated 'Ariston' dishwasher, fridge, 'Rangemaster 110' cooking range with twin ovens, grill and 5 ring gas hob with hotplate and cooker canopy over, round edge worktops, decorative tiling, 'Karndean' flooring, recessed spotlights, upvc double glazed windows, radiator, access through to:-



**UTILITY ROOM 9'1" x 6'8" (2.79m x 2.04m)**



'Karndean' flooring, freestanding 'Worcester Highflow' central heating and hot water boiler, upvc double glazed window, plumbing for a washing machine and upvc double glazed door to decked patio area.

**FIRST FLOOR LANDING**

Picture rails, access to roof space.

**PRINCIPAL BEDROOM 17'0" x 12'11" (5.19m x 3.94m)**



Picture rails, recessed down lighters to ceiling, upvc double glazed bow window, double radiator.



**BEDROOM 2 14'9" x 12'3" (4.52m x 3.74m)**



Decorative fire surround with display shelf, picture rails, upvc double glazed window to the rear, radiator.

### BEDROOM 3 9'6" x 9'3" (2.92m x 2.84m)



Upvc double glazed window to the rear, double radiator.

### BEDROOM 4 10'10" x 8'9" (3.32m x 2.69m)



Into the bay window, upvc double glazed bay window, picture rails, radiator, t.v point.

### 4-PIECE BATHROOM



White suite comprising panel bath with mixer tap, corner shower stall with mains shower and drench shower head, pedestal wash hand basin, close coupled w.c., wall tiling, lino flooring, 2 upvc double glazed windows, recessed down lighters, radiator.

### OUTSIDE

#### FRONT GARDEN

Lawn, shrubs, trees, brick paved driveway for off road parking and turning bay for several cars leads to timber gates into the rear garden with further brick paved drive for secure parking.

### DETACHED SINGLE CAR GARAGE

With up and over door, power and light.

### REAR GARDEN



Lawn, raised flowerbeds, raised decked area and patio with pergola.



### TENURE - FREEHOLD

### COUNCIL TAX BAND

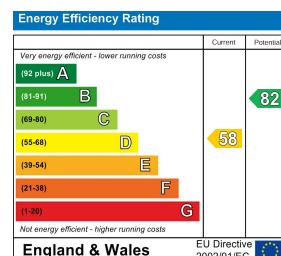
Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



## Area Map



## Energy Efficiency Graph



## Directions

From the Co-Op in Rhos-On-Sea proceed up Colwyn Avenue and turn left onto Abbey Road, take 2nd right into College Avenue and the property can be viewed on the left hand side within 150 yards. REF: A538 15/08/24

We will be pleased to arrange a viewing of this Home

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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.

