

**Bryan Davies
+ Associates**

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LLANDUDNO
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AUCTIONEERS
●
ESTATE AGENTS

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28A Francis Avenue, Rhos On Sea, Colwyn Bay,
Conwy, LL28 4DW



No Onward Chain £239,950



www.bdahomesales.co.uk

THIS IS A NICELY CONVERTED GROUND FLOOR TWO BEDROOM APARTMENT - situated on this popular road, close to Rhos-On-Sea Promenade and the shops with the benefit of the garden to the front and rear of the property and drive with off road parking leading to a single car garage. The accommodation briefly comprises:-upvc double glazed front door to conservatory/porch; inner door to dining hall; lounge with bay window; kitchen; rear porch and separate utility area; 2 double sized bedrooms; 2-piece bathroom with overbath shower and a separate w.c. The property features upvc double glazed windows and a combination 'Worcester' gas fired central heating/hot water boiler. The property is held on Leasehold Tenure over a 999 year term from the 12th August, 1988 with a Peppercorn Ground Rent.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

CONSERVATORY/PORCH 16'4" x 6'5" (4.99m x 1.97m)



Upvc double glazed windows, tiled floor, radiator. Inner door to:-

RECEPTION HALL/DINING ROOM 15'8" x 13'9" (4.78m x 4.20m)



Upvc double glazed window, double radiator, understairs cupboard.

LOUNGE 17'7" x 17'4" (5.36m x 5.30m)



Into upvc double glazed bay window, fire surround with marble back and hearth, 2 radiators.



KITCHEN 9'8" x 8'2" (2.97m x 2.50m)



Stainless steel sink with base, wall and drawer units, plumbing for a dishwasher, wall tiling, radiator, sliding door to:-



REAR PORCH

Radiator, upvc double glazed rear door.

UTILITY AREA



With plumbing for a washing machine, wall cupboards, radiator.

BATHROOM



Panel bath with electric shower over, pedestal wash hand basin, wall tiling, radiator.

SEPARATE W.C

Radiator, upvc double glazed window, 'Worcester' combination central heating/hot water boiler.

BEDROOM 1 15'10" x 14'0" (4.83m x 4.28m)



Into upvc double glazed bay window, pedestal wash hand basin.



BEDROOM 2 15'11" x 10'5" (4.87m x 3.19m)



Upvc double glazed window, radiator, pedestal wash hand basin, built-in wardrobes.

OUTSIDE

FRONT GARDEN



With lawn, flowerbeds, shrubs and patio area. Drive for off road parking leads to:-

GARAGE



Automatic up and over door, power and light.

LANDSCAPED REAR GARDEN



Patio area flowerbeds and shrubs.



TENURE -

The property is held on LEASEHOLD Tenure over a 999 year term from the 12th August, 1988 with a Peppercorn Ground Rent.

COUNCIL TAX BAND

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

Ground Floor

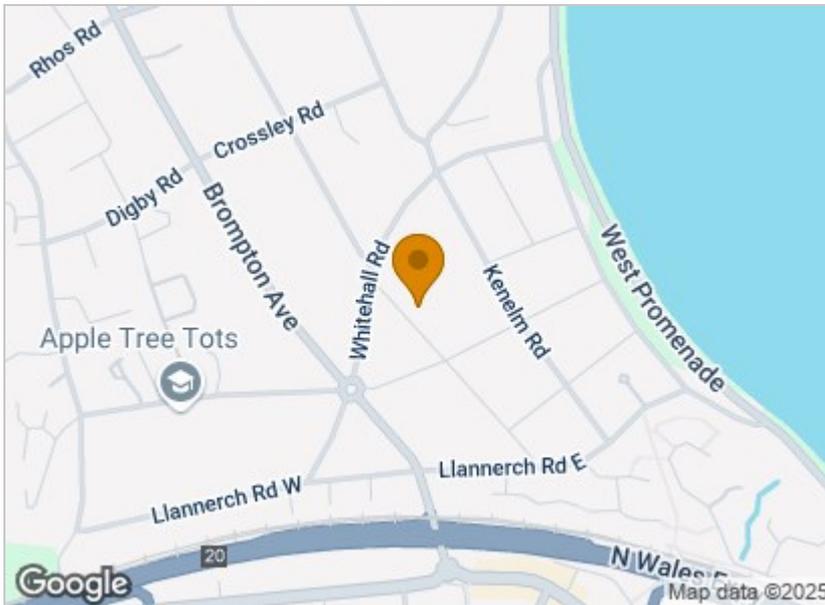
Approx. 115.0 sq. metres (1238.0 sq. feet)



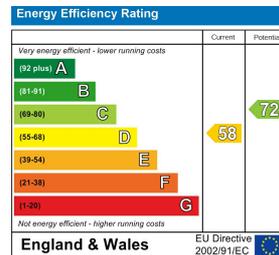
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Total area: approx. 115.0 sq. metres (1238.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Fortes Cafe on Rhos Promenade, turn right onto the promenade and proceed in the direction of Colwyn Bay, take the 2nd turning on the right onto the Cayley Promenade, first right on to Whitehall Road and then 3rd left on to Francis Ave, the property is on the left within 100 yards. REF: A562 06/02/25

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

