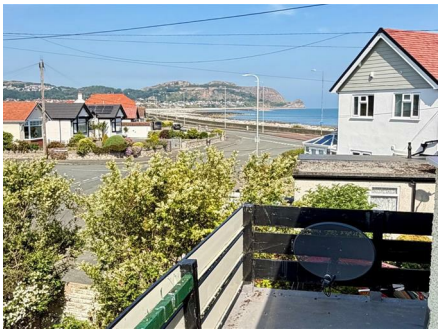
Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

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



No Onward Chain £365,000

3 2 2 E

www.bdahomesales.co.uk

THIS CHARACTER DETACHED THREE BEDROOM RESIDENCE HAS VIEWS FROM THE FIRST FLOOR TOWARDS THE SEA, LITTLE ORME AND PENRHYNSIDE and is situated within 150 yards of the promenade and approximately ½ a mile of the village shops, restaurants and bars of Rhos-On-Sea. The accommodation briefly comprises:- hall; two-piece cloakroom; large lounge with inglenook fireplace; separate dining room; kitchen/breakfast room; freezer/boiler room leading to the garage; stairs from inner hall leads to first floor landing; principal bedroom with built-in wardrobes, double glazed door leads to southerly facing balcony; en-suite three-piece bathroom with overbath shower; two further bedrooms; three-piece shower room. The property gas fired central heating and upvc double glazing where specified. Outside - easily maintained gardens to the front and rear. Drive for off road parking leads to a garage.

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

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

ENTRANCE HALL

Double aspect upvc double glazed windows, electric meter cupboard and display shelving, telephone point, double radiator.

2-PIECE CLOAKROOM

Pedestal wash hand and tiled splash back, 2 wall light points, low flush w.c, double glazed window, radiator.

LOUNGE 19'7" x 13'1" (5.98m x 3.99m)

Plus upvc double glazed bay window to the front plus Inglenook , feature beamed ceilings and plate rack, feature Inglenook with brick open fireplace with display hearth and mantle, 2 wall light points, 2 feature inset double glazed leaded windows, gas point, display shelving, 2 wall light points, built-in double understairs cupboard with shelving and storage, 2 double radiators, door to inner hall, glazed door to:-

DOUBLE ASPECT DINING ROOM 10'3" x 10'0" (3.14m x 3.06m)

Side aspect upvc double glazed window, double glazed sliding patio door to the rear garden, double radiator.

KITCHEN/BREAKFAST ROOM 10'6" x 10'6" (3.21m x 3.21m)

Fitted range of Light Oak effect base, wall, drawer, corner display and gloss fronted cabinets with round edge worktops, inset 1½ bowl sink, integrated 'Neff' dishwasher, electric 'Beko' oven and 4 ring gas hob and cooker canopy over, wall and floor tiling, upvc double glazed window, recessed ceiling lights, radiator, door through to:-

BOILER/FREEZER ROOM 12'0" x 6'10" (3.67m x 2.10m)
With space for fridge and freezers, display shelving, built-in cupboard with shelving, wall mounted 'Worcester' central heating and hot water boiler, double glazed window, integral door to the garage.

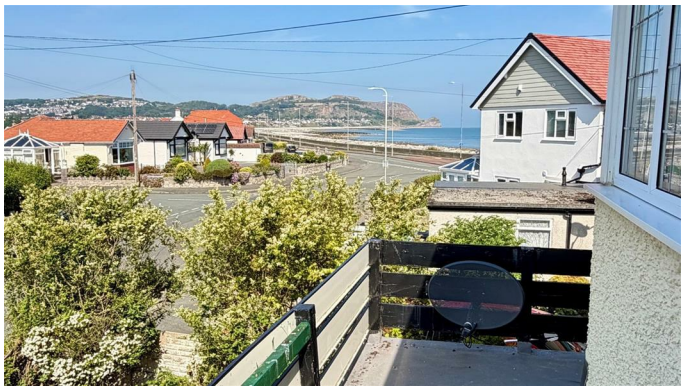
A staircase from the Inner Hall leads to:-

FIRST FLOOR LANDING
Display shelf, access to roof space.

BEDROOM 1 16'6" x 8'11" (5.05m x 2.74m)

Plus double glazed leaded window to the front and side aspect, upvc double glazed window, built-in wardrobes, drawers, matching dressing table and bedside units, picture rails, upvc double glazed door giving access to balcony - views.

BALCONY



Views to the sea and Little Orme

TILED EN-SUITE 3-PIECE BATHROOM

Coloured suite comprising tiled bath, electric shower over, pedestal wash hand basin, close coupled w.c, 2 wall light points, double radiator, upvc double glazed window, airing cupboard with hot water tank and shelving.

BEDROOM 2 10'4" x 10'2" (3.17m x 3.10m)

Picture rails, upvc double glazed window to the rear, folding doors to walk-in wardrobe with double glazed window, double radiator.

BEDROOM 3 10'4" x 6'11" (3.15m x 2.11m)

Including built-in wardrobes with hanging rails and shelving, picture rails, upvc double glazed window, double radiator.

DOUBLE ASPECT 3-PIECE SHOWER ROOM

Shower stall with 'Mira' shower, pedestal wash hand basin, tiled splashback, close coupled w.c, double aspect upvc double glazed windows, shaver light, radiator.

OUTSIDE

FRONT GARDEN

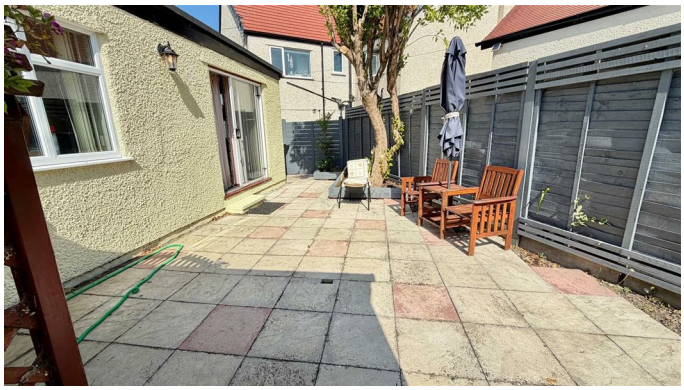
With feature pavings, decorative chippings, hedging and pathways, block paved driveway to front provides off road parking, 2 cars, side access to rear garden.

DOUBLE LENGTH GARAGE 12'6" x 8'7" (3.83m x 2.62m)
With up and over door to the front with plumbing for a washing machine, light and power connected, wrap around sliding door to:-

REAR GARAGE AREA 16'8" x 9'8" (5.10m x 2.97m)
With shelving, light and power, door to:-

REAR GARDEN

With full width paved patio/seating area, shrubs, trees, outside tap, timber garden storage, side gated access.

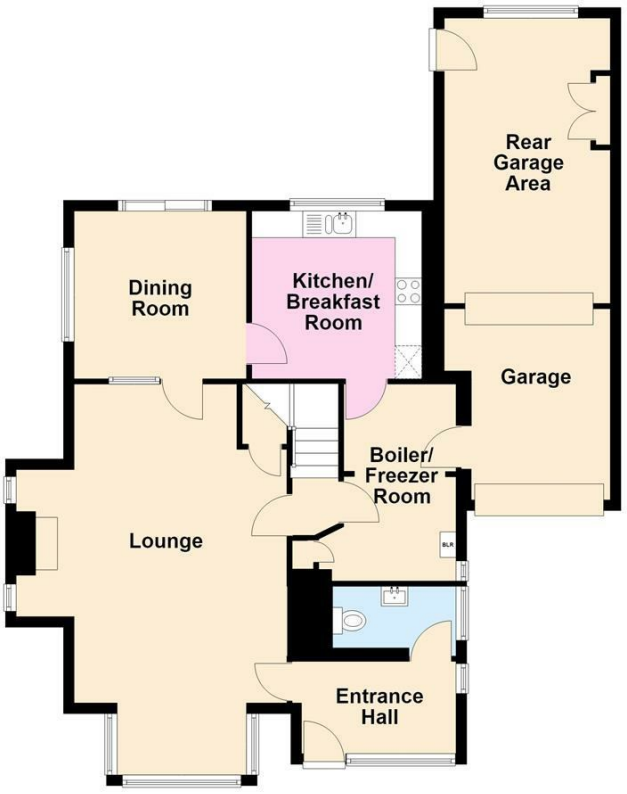


TENURE - FREEHOLD

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

Ground Floor

Approx. 102.5 sq. metres (1102.9 sq. feet)

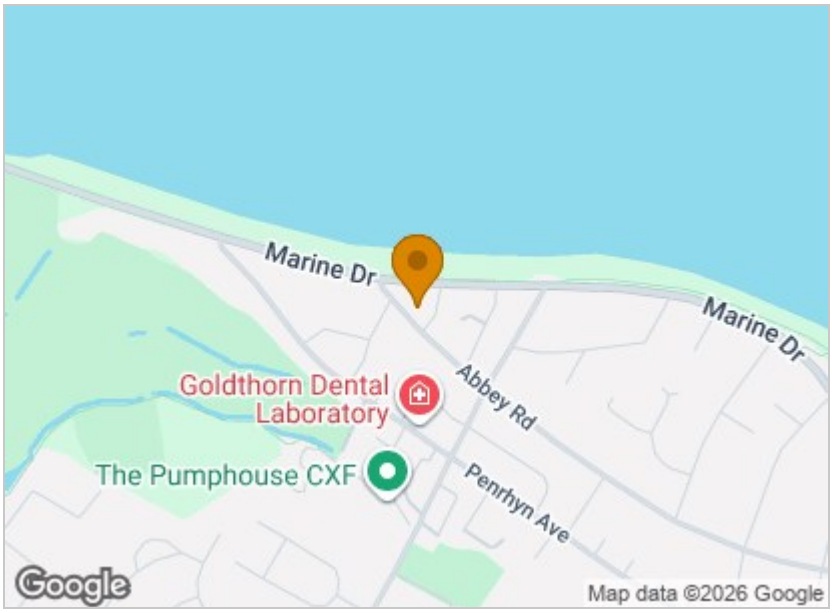


First Floor

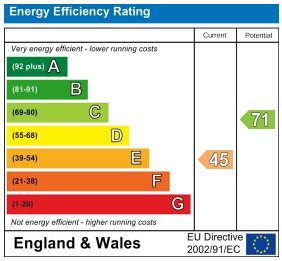
Approx. 52.0 sq. metres (559.7 sq. feet)
(excluding Balcony)

Total area: approx. 154.5 sq. metres (1662.6 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. REF: A927 02/07/26 Rev 26/10/26

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

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.