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29 Maes Glas, Rhos On Sea, Colwyn Bay, Conwy, LL28 4AZ

£175,000

3 1 2 C

THIS IS A LOVELY UPDATED THREE BEDROOM DOUBLE FRONTED MID-TERRACE FAMILY SIZED HOME, SITUATED CLOSE TO LLANDILLO-YN-RHOS PRIMARY SCHOOL, COLEG LLANDRILLO AND ½ A MILE FROM RHOS ON SEA VILLAGE WITH ITS SHOPS, MODERNISED PROMENADE AND AMENITIES.

The accommodation briefly comprises:- hall; through lounge; open-plan dining room/kitchen; rear porch with separate w.c. and boiler room. A staircase from the hall leads to first floor landing; three good sized bedrooms and a modern three piece shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows, where specified. Outside easily maintained garden to the rear with patio areas, shrubs, decorative chippings and a rear service road provides access to a car parking bay.

The accommodation comprises:

Upvc double glazed front door into:

ENTRANCE HALL

Inset ceiling light, radiator, small single glazed window.

Oak and glass panelled door into:

LOUNGE 15'4" x 9'10" (4.68m x 3.01m)

Wall mounted gas fire, picture rail, TV aerial, radiator, laminate floor, upvc double glazed window with front aspect, upvc double glazed French doors leading to rear garden.

Oak and glass panelled door from the Entrance Hall into:

DINING ROOM/KITCHEN 15'1" x 12'9" overall (4.62m x 3.91m overall)

DINING ROOM

Two radiators.

A square opening to:

KITCHEN

Built-in cupboard housing upright fridge/freezer, additional built-in cupboard with shelving, fitted wall and base units with shelving and roll edge worktops incorporating inset single drainer sink with mixer taps, four ring gas hob, built-in 'Bosch' electric oven, built-in microwave, dishwasher, part tiled walls.

REAR PORCH

Access to rear garden.

SEPARATE W.C.

Low flush w.c, painted brick walls, small single glazed window.

BOILER CUPBOARD

'Ideal' combi boiler, plumbing for automatic washing machine, painted brick walls, small single glazed window.

A stairway from the Entrance Hall leads to:

FIRST FLOOR LANDING

Laminate flooring, upvc double glazed window overlooking garden.

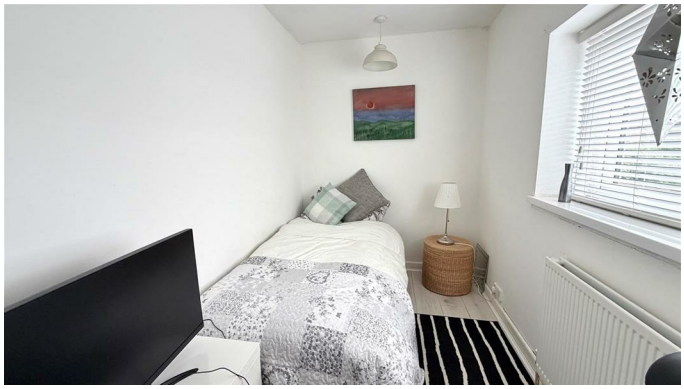
BEDROOM 1 16'6" x 9'1" (5.04m x 2.78m)

Radiator, laminate floor, upvc double glazed window and porthole window to front aspect.

BEDROOM 2 11'10" x 10'2" (3.62m x 3.10m)

Built-in storage cupboard, access to roof space, radiator, laminate flooring, upvc double glazed window.

BEDROOM 3 11'10" x 5'9" (3.62m x 1.77m)



Radiator, laminate flooring, upvc double glazed window.

SHOWER ROOM

Fully tiled shower stall with mains shower with large rainwater showerhead, vanity wash hand basin, close coupled w.c., tiled floor, upvc double glazed frosted window.

OUTSIDE

LOW MAINTENANCE TIERED REAR GARDEN

With shrub and plant borders, decorative chippings, patio areas, storage shed.

Gated access from rear service road to:

CAR PARKING BAY

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

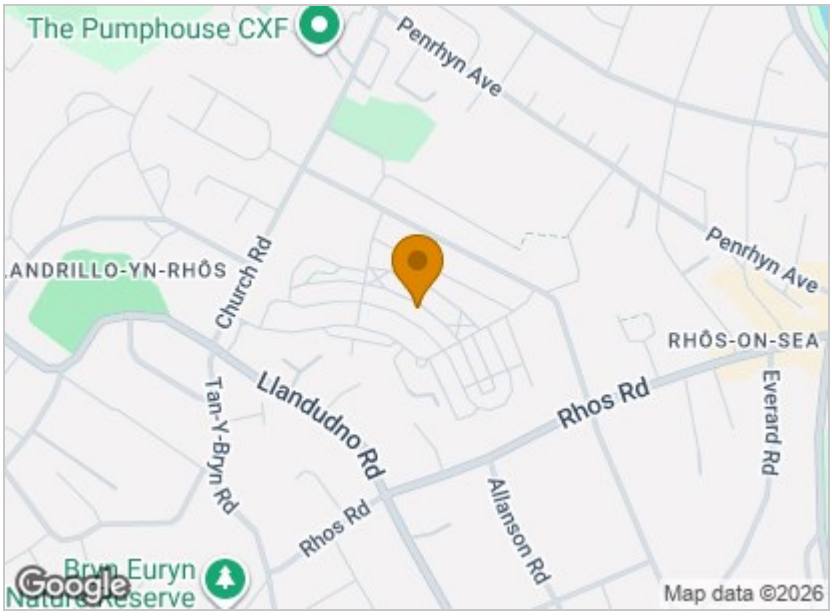
Ground Floor
Floor area 45.2 sq.m. (486 sq.ft.)

First Floor
Floor area 41.3 sq.m. (445 sq.ft.)

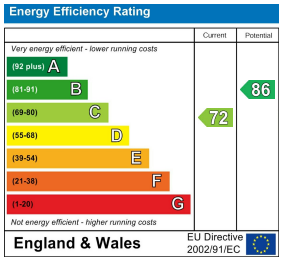
Total floor area: 86.5 sq.m. (931 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



Directions

From Coast Cafe/Cayley Arms Public House on Rhos on Sea Promenade take the 1st turning on your left onto Rhos Road and follow the road up taking the 4th turning on the right onto Elwy Road and 1st turning on the left into Bryn Eglwys, and Maes Glas is approximately 200 yard up the road on the right hand side. A947 22/07/26

We will be pleased to arrange a viewing of this Home

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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.

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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.