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**8 Rochester Way, Rhos On Sea, Colwyn Bay, Conwy,  
LL28 4NJ**



**Guide Price £279,950**

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THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW IS CLEANLY PRESENTED THROUGHOUT AND EXTENDED TO THE REAR TO PROVIDE A DINING ROOM AND SEPARATE UTILITY ROOM LOCATED IN A SLIGHTLY ELEVATED POSITION WITH VIEWS FROM THE FRONT ELEVATION TOWARDS PENRHYNYSIDE, CLOSE TO THE LOCAL CO-OP, COLEG LLANDRILLO, LLANDRILLO YN RHOS PARISH CHURCH, AND ¾ OF A MILE FROM RHOS ON SEA VILLAGE CENTRE.

NO ONWARD CHAIN

The accommodation briefly comprises: porch; hall; L-shaped lounge; kitchen with arch to dining area; utility room/rear porch; two double bedrooms and a four piece shower room including bidet and separate two piece cloakroom. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear and driveway for off road parking for several cars leads to a single car garage.

The accommodation comprises:  
Upvc double glazed front door to:

#### PORCH

Upvc double glazed windows.

Inner door to:

#### HALL

Double radiator, cloaks cupboard, access to roof space.

L-SHAPED LOUNGE 19'8" x 18'1" overall (6.01m x 5.53m overall)



Fire surround with electric fire, two double radiators, upvc double glazed windows, distant hill views.



KITCHEN 11'10" x 8'1" (3.63m x 2.47m)



Range of base, wall and drawer units incorporating round edge worktops, stainless steel sink, wall tiling, double radiator, upvc double glazed window.

ARCHWAY TO:



**DINING AREA 11'6" x 10'7" (3.51m x 3.23m)**



Double radiator, upvc double glazed window.  
Access to:

**UTILITY ROOM 11'2" x 5'10" (3.42m x 1.78m)**



Base unit, plumbing for automatic washing machine and dishwasher, sink, radiator, upvc double glazed window.

**BEDROOM 1 14'10" x 10'11" (4.54m x 3.33m)**



Including built in wardrobes, bedside cabinets, dressing table, double radiator, upvc double glazed window.

**BEDROOM 2 12'10" x 9'10" (3.93m x 3.02m)**



Double radiator, upvc double glazed window, radiator, access door to the kitchen.

**4 PIECE SHOWER ROOM**



Comprising shower stall, wash hand basin, bidet and w.c., wall tiling, airing cupboard with radiator, double radiator, upvc double glazed window.

**SEPARATE 2 PIECE CLOAKROOM**

Comprising wash hand basin and w.c. radiator, upvc double glazed window.

## **OUTSIDE**

### **EASILY MAINTAINED FRONT GARDEN**

### **DRIVEWAY FOR OFF ROAD PARKING**

For several cars leading to:

### **GARAGE 16'11" x 9'8" (5.17m x 2.97m)**

Up and over door, power and light, water, 'Worcester' gas boiler for central heating and hot water.

### **EASILY MAINTAINED REAR GARDEN**

## **TENURE**

The property is held on a Freehold tenure.

## **COUNCIL TAX BAND**

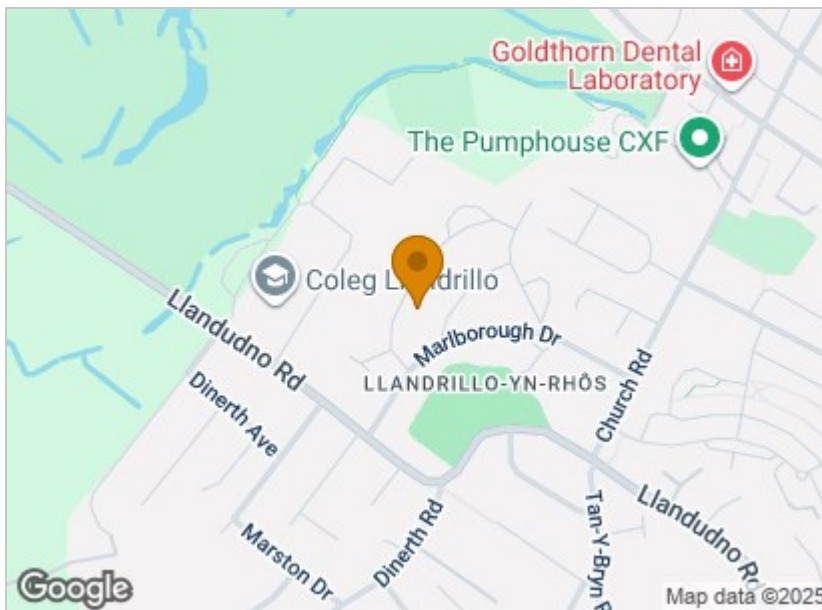
Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



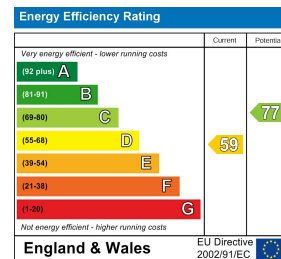
Total floor area 121.4 m<sup>2</sup> (1,307 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed along the promenade turning right for Rhos on Sea passing Bodafon Fields on the right, continue up the hill, then down the hill towards Rhos on Sea, at the roundabout take the 2nd turning into Llandudno Rd, proceed along the road passing Coleg Llandrillo on the left, then 1st left into Marlborough Dr, turn 1st left into Rochester Way, follow the road round, the property is on the right hand side. Ref: A586 24/10/24 Rev 10/02/25

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

