



Llandudno Road | Rhos On Sea | Colwyn Bay | LL28 4EJ

Offers in excess of £290,000



ROSE RESIDENTIAL

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Situated on a generous plot in the highly sought-after area of Rhos on Sea, this spacious four bedroom semi-detached home offers versatile accommodation, attractive gardens, and excellent off road parking with a detached garage, making it an ideal family home close to local amenities and the North Wales coastline.

The accommodation briefly comprises a front porch leading into the entrance hallway, a bay-fronted lounge, dining room with French doors opening onto the rear garden, and a ground floor bedroom with fitted wardrobes. There is also a fitted kitchen, ground floor shower room, and rear hallway/utility room. To the first floor are three well proportioned bedrooms and a spacious family bathroom. Externally, the property occupies a generous plot with a rear garden, ample off-road parking, and a detached garage.

### Entrance & Porch

Accessed via a fully glazed UPVC entrance door, the porch features UPVC double glazed windows to the front elevation, allowing for plenty of natural light. An internal door leads through to the main hallway.

### Hallway

The property is entered via a wooden glazed front door which opens into a welcoming hallway. Doors lead off to the ground floor accommodation and a staircase rises to the first floor.

### Lounge

11'9" x 14'10" (3.60m x 4.53m)

A spacious and well proportioned reception room featuring a front facing UPVC double glazed bay window and an additional side facing UPVC double glazed window, allowing for plenty of natural light. The room is centred around an attractive Adam-style fireplace with electric coal-effect fire, creating a warm and inviting focal point. Further benefits include a radiator and fitted carpet.





### Dining Room

11'10" x 12'10" (3.63m x 3.93m )

A further spacious and well proportioned reception room featuring rear facing UPVC double glazed patio doors that open directly onto the garden, allowing for plenty of natural light and creating an ideal space for entertaining or family dining. The room also benefits from a coved ceiling, radiator and fitted carpet.

### Ground Floor Bedroom

12'10" x 11'10" (max) (3.93m x 3.61m (max))

A spacious ground floor double bedroom featuring a front facing UPVC window. The room benefits from built-in fitted wardrobes with partially mirrored sliding doors, providing excellent storage. Additional features include a radiator and fitted carpet.

### Kitchen

11'10" x 8'9" (3.62m x 2.67m )

A well proportioned kitchen fitted with a range of matching wooden wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room benefits from a large rear facing UPVC double glazed window overlooking the garden, a freestanding Rangemaster cooker, space for a freestanding fridge, and a pantry cupboard which houses the boiler. A side facing, partly glazed, wooden door leads through to the back utility room & hallway.

### Back Utility Room & Hallway

A practical utility space providing plumbing and space for appliances. A wooden external door gives access to the side of the property.

### Downstairs Shower Room

Located beneath the stairs, the downstairs shower room is fitted with a suite comprising a low-level WC, vanity wash hand basin, and a shower cubicle with mains-fed shower. Additionally there is a side facing UPVC double glazed window with privacy glass, radiator and extractor fan.

### Stairs & Landing

A carpeted staircase with hardwood banister rises to the first floor, where a side facing UPVC double glazed window provides plenty of natural light and enjoys a lovely sea view. The landing gives access to four internal doors leading to the bedrooms and family bathroom.

### Bedroom Two

11'10" x 12'10" (3.63m x 3.93m )

Similar to the ground floor bedroom, this spacious room features a front facing UPVC window, built-in fitted wardrobes providing excellent storage, a radiator, and fitted carpet.

### Bedroom Three

11'11" x 12'11" (3.64m x 3.95m )

Currently utilised as an upstairs lounge, this spacious double bedroom features a rear facing UPVC double glazed window enjoying views over the rear garden and towards the sea. The room also benefits from a radiator and fitted carpet.

### Bedroom Four

13'1" x 16'2" (max) (4.01m x 4.94m (max) )

Currently utilised as a home office, this versatile room could equally serve as a fourth bedroom. It benefits from a front facing Velux window allowing for natural light, along with a radiator and wooden panelled walls.





## Bathroom

A generously sized bathroom offering ample space, currently fitted with a three-piece suite comprising a panelled corner bath, pedestal wash hand basin, and low-level WC. The room also benefits from two rear facing UPVC double glazed windows with privacy glass, a radiator, and a large storage cupboard extending into the eaves of the property.

## External

One of the standout features of this home is its generous plot, providing extensive outdoor space. The gardens to the rear have been thoughtfully landscaped with a combination of lawn, decorative stone, and paved areas, creating multiple spaces to enjoy outdoor living throughout the year. The property further benefits from a detached single garage with an electric door and ample off-road parking.

## Disclaimer

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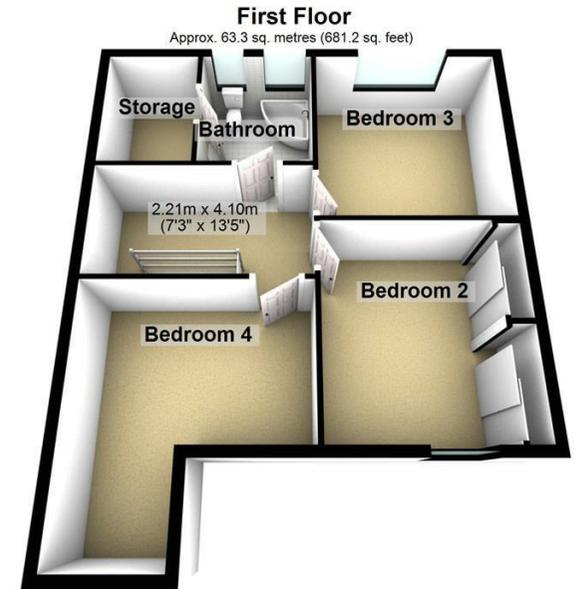
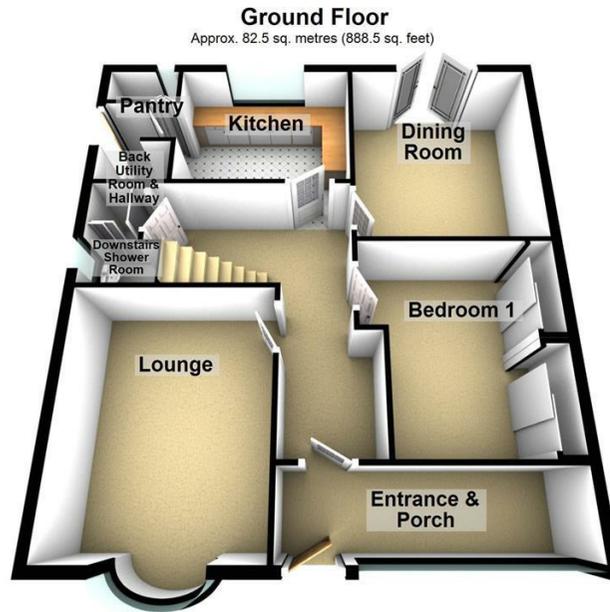
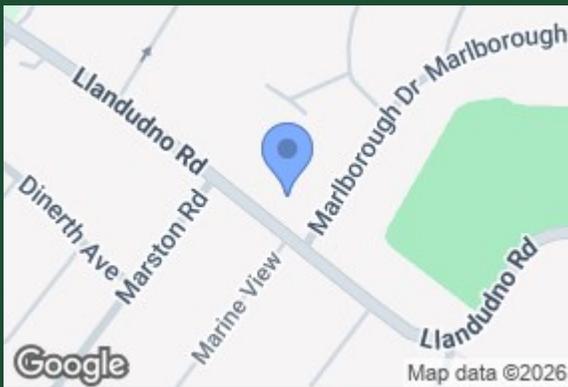
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## Note

The Vendors of this property are relatives of a staff member within Rose Residential.





Total area: approx. 145.8 sq. metres (1569.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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