

**Bryan Davies
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2 Rhiw Bank Terrace, Colwyn Bay, Conwy, LL29 7PW



£205,000

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www.bdahomesales.co.uk

THIS IS A 3 STOREY TERRACED FAMILY SIZED HOME situated on a private road in the centre of Colwyn Bay with all of its amenities. The property briefly comprises: hall; lounge; dining room opening into a modern kitchen; first floor landing with 2 double bedrooms and a 3 piece bathroom; second floor with 2 further double sized bedrooms. The property features partial upvc double glazed windows and part secondary glazed windows and gas fired central heating. Outside small front garden and rear courtyard with a separate garden area and a separate parking area to the front with a large garage.

The accommodation comprises:

Canopied entrance, glazed front door to:-

HALL

Coving, radiator.

LOUNGE 13'10" x 12'0" (4.22m x 3.66m)



Inset fireplace with log burning stove, slate hearth, display mantle over, book shelving, coving, secondary double glazed window to front, radiator.

DINING ROOM 13'10" x 10'4" (4.22m x 3.16m)



Two built in double storage cupboards to recesses, one housing 'Worcester' gas fired boiler and hot water tank, shelving, coving, telephone point, secondary double glazed window, double radiator, under stairs storage cupboard, opening and step up to:-

KITCHEN 7'10" x 7'8" (2.39m x 2.35m)



Cream fronted base, wall, drawer and glass fronted units, inset round bowl sink unit and mixer tap, integrated dishwasher, electric oven and 4 ring gas hob with cooker hood over, round edged speckled worktops, wall tiling, upvc double glazed window, lino flooring, plumbing for washing machine, double glazed door to rear courtyard.

A staircase from ground floor leads to:-

FIRST FLOOR LANDING

Built in double cupboard, radiator.

BEDROOM 1 14'7" x 13'10" (4.47m x 4.22m)



Built in storage cupboard, radiator, secondary double glazed window to front.



BEDROOM 2 13'9" x 10'0" (4.21m x 3.07m)



Display shelving, secondary double glazed window to rear, radiator.

3 PIECE BATHROOM



White suite comprising panelled bath with mixer tap and shower attachment, electric 'Inspiration' shower over, pedestal wash hand basin, close coupled wc, half panelled walls, lino floor, double linen storage cupboard, shaver light, upvc double glazed window, radiator.

SECOND FLOOR LANDING

Access to eaves storage, loft access.

BEDROOM 3 16'0" x 13'9" (4.89m x 4.20m)



Upvc double glazed window to front, double radiator.

BEDROOM 4 13'9" x 10'2" max (4.21m x 3.11 max)



Part sloping ceiling, wall light point, velux double glazed skylight window, double radiator.

OUTSIDE

FRONT GARDEN

Small front garden with shrubs and trees, drive for off road parking leads to:

LARGE GARAGE 25'5" x 10'5" (7.76m x 3.20m)

Adjacent to the property, power and light, with side access door and small annex for storage.



ENCLOSED PART COVERED REAR COURTYARD



With electric, log store and w.c., water meter.

SEPARATE REAR GARDEN AREA



Across from communal pedestrian access to rear.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

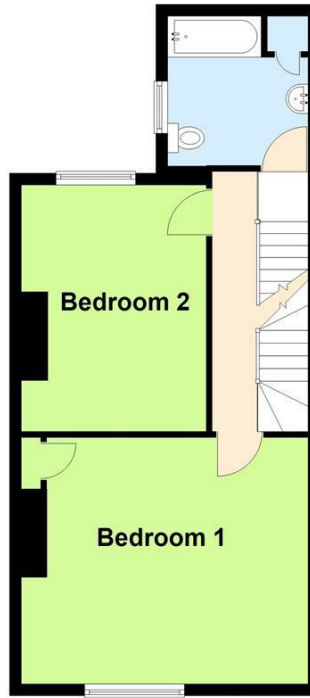
Ground Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



First Floor

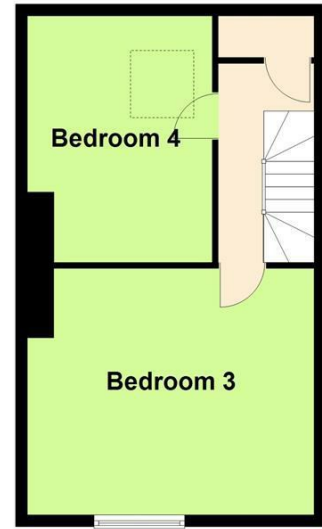
Approx. 48.4 sq. metres (521.0 sq. feet)



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Second Floor

Approx. 41.7 sq. metres (449.3 sq. feet)

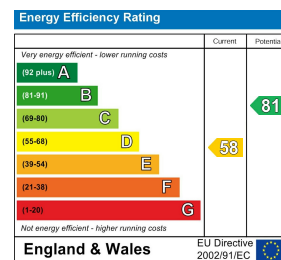


Total area: approx. 142.1 sq. metres (1529.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the New Conwy Council Buildings on the Conwy Road A547 proceed towards Old Colwyn, take the 6th turning on the right into Rhiw Bank Avenue and the property is in a terrace at the top of the road to the right. Ref A831 25/04/26

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.

