

Bryn Eglwys, Rhos on Sea, Colwyn Bay

Asking Price: £380,000

Beresford Adams













We are delighted to offer for sale this beautifully presented four-bedroom detached bungalow situated in the picturesque Rhos On Sea, within short distance of the promenade and Bryn Euryn Nature Reserve. Enjoying views from the top floor elevation, this superb property has been extended to create a dormer taking advantage of the views

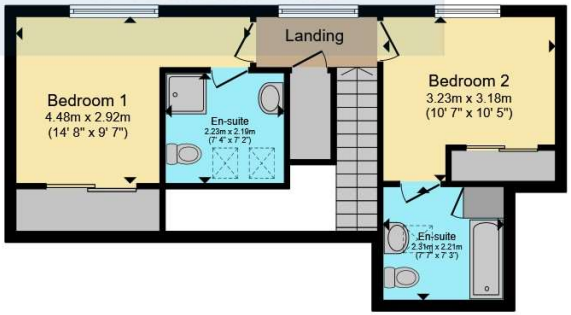
Benefitting from upvc double glazing and electric heating throughout, viewing is highly recommended to appreciate the spacious layout, presentation throughout and location of this fantastic home. The accommodation on the ground floor briefly comprises; Entrance porch, L shaped hallway, spacious lounge diner with patio doors out onto the rear garden, a modern fitted kitchen, two double bedrooms and a shower room. To the first floor there are two spacious double bedrooms, both having their own en-suites plus fitted wardrobes and eaves storage. Outside; to the front there is ample off-road parking for multiple vehicles, with a hedgerow boundary, a good-sized garage with power, space for additional utilities and having patio doors. The rear garden is landscaped with paved and gravelled seating areas for ease of maintenance, a pergola creating three different areas of this lovely presented garden within planted borders and crawlers.







Ground Floor



First Floor

Total floor area 122.8 m² (1,321 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







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: COW_COW240373_R6PL_8

Beresford Adams