

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE
RHOS ON SEA, COLWYN BAY
LL28 4PS

(01492) 544551

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

email: rhos@bdahomesales.co.uk

3 Ebberston Road East, Rhos On Sea, Colwyn Bay, LL28 4DP



£359,950

3 Reception - 5 Bedroom - 1 Bathroom

www.bdahomesales.co.uk

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A Most Impressive DETACHED FIVE BEDROOM FAMILY HOME situated in one of the most sought after residential locations in the area.

**SUPERB DETACHED FAMILY HOME IN A POPULAR AND SOUGHT AFTER LOCATION
EARLY VIEWING IS HIGHLY RECOMMENDED**

The property is located within half a mile of Rhos on Sea village with its shops, promenade, harbour and sporting amenities, Colwyn Bay West End shops and access to the North Wales A55 Expressway.

This property has been lovingly and well maintained by the present owners and offers well presented accommodation comprising: entrance porch; reception hall with two piece cloakroom; three reception rooms with the dining room having doors opening out onto the deck; breakfast area opens to the fitted kitchen; rear porch with separate gas central heating boiler room. From the reception hall a turned staircase leads to the spacious first floor landing with feature leaded and stained glass window; there are four double bedrooms and bedroom five/study; luxury tiled family bathroom.

The property affords gas central heating and upvc double glazed windows, excluding the inner front door, cloakroom, rear porch and landing windows.

Outside double wrought iron gates open onto driveway-parking; detached garage; established front garden and individually designed rear garden; attached laundry room.

The accommodation comprises:

Upvc double glazed front door with stained and lead top lights and matching side windows.

ENTRANCE PORCH

Oak block flooring, inner stained and lead glazed door with matching surround to the:

RECEPTION HALL

5.15m x 4.15m (16'11" x 13'7") Maximum, radiator, picture rail, telephone point.



CLOAKROOM

Pedestal wash hand basin and dual flush w.c., radiator, under stairs storage.

LOUNGE

5.13m x 3.97m (16'10" x 13'0") Including upvc double glazed box bay with lead inset, feature fireplace with inset gas fire, two radiators.



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LIVING ROOM

4.84m x 3.98m (15'11" x 13'1") Maximum including upvc double glazed bay with lead glazing and top lights, carved fireplace with inset gas fire, two wall light points, radiator.



DINING ROOM

3.97m x 3.80m (13'0" x 12'6") Radiator, upvc double glazed door opening onto rear deck and garden.



KITCHEN-BREAKFAST ROOM

6.45m x 2.83m (21'2" x 9'3")

KITCHEN AREA

Wide range of wall, base and drawer units with cornices and including pull-out larder, display cabinets, space for cooker, integrated dishwasher, worktop surfaces incorporating inset 1½ bowl sink with mixer tap, tiling between the units with worktop lighting, two wall light points.



BREAKFAST AREA

Tiled floor, wall mounted contemporary radiator, upvc double glazed door to the:



REAR PORCH

Lead glazed windows and door, quarry tiled floor, walk-in gas boiler room.

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From the reception hall a two part staircase leads to the:

FIRST FLOOR LANDING

Original stained and lead glazed window, picture rail, radiator, access to the loft.



PRINCIPAL BEDROOM

5.12m x 3.99m (16'10" x 13'1") Including upvc double glazed bay with lead inset, picture rail, two radiators.



BEDROOM 2

4.39m x 4.00m (14'5" x 13'1") Radiator.

BEDROOM 3

3.99m x 3.95m (13'1" x 13'0") Picture rail, two wall light points, radiator.



BEDROOM 4

3.39m x 2.86m (11'1" x 9'5") Picture rail, radiator.



BEDROOM 5 / STUDY

3.42m x 2.33m (11'3" x 7'8") Radiator.

BATHROOM

2.92m x 2.84m (9'7" x 9'4") Fully tiled walls with raised border motif and mirror inset to tiles over bath area, corner shower cubicle, bath with shower tap, pedestal wash hand basin, dual flush w.c., towel radiator, downlighters, complimentary floor tiling.



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OUTSIDE

Double wrought iron gates open onto:

DRIVEWAY-PARKING

DETACHED GARAGE

5.28m x 3.26m (17'4" x 10'8")

ESTABLISHED FRONT GARDEN

Lawn and flowering shrubs.



REAR GARDEN

Attractively laid with central lawn, raised flower beds and shrubs, decked seating area, circular patio feature, timber pergola seating.



ATTACHED LAUNDRY ROOM

2.80m x 2.78m (9'2" x 9'1") Plumbing and space for a washing machine and tumble dryer, power and light, fitted cupboards.

TENURE

The property is held on Freehold tenure.

COUNCIL TAX

Council Tax Band is G - obtained from www.conwy.gov.uk

Ref: V3687 - 040516 110816

RHOS ON SEA OFFICE OPENING HOURS

Monday - Friday: 8.30am to 5.30pm

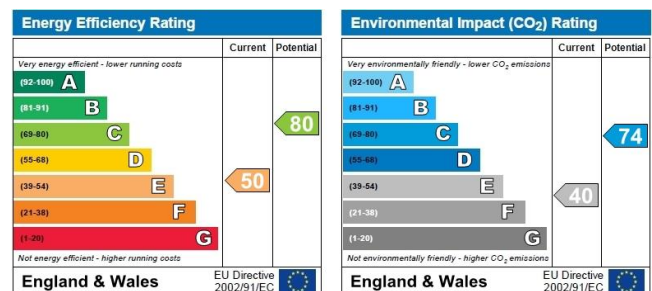
Saturday: 8.30am to 4.00pm

Sunday: 12.00 to 3.00pm

DIRECTIONS:

From our Rhos on Sea office turn right onto the promenade and proceed in the direction of Colwyn Bay. Take the 2nd right onto Cayley Promenade and follow the road to the left onto the embankment. Ebberston Road East is the 2nd road on the right and NO.3 is towards the end on the right hand side.

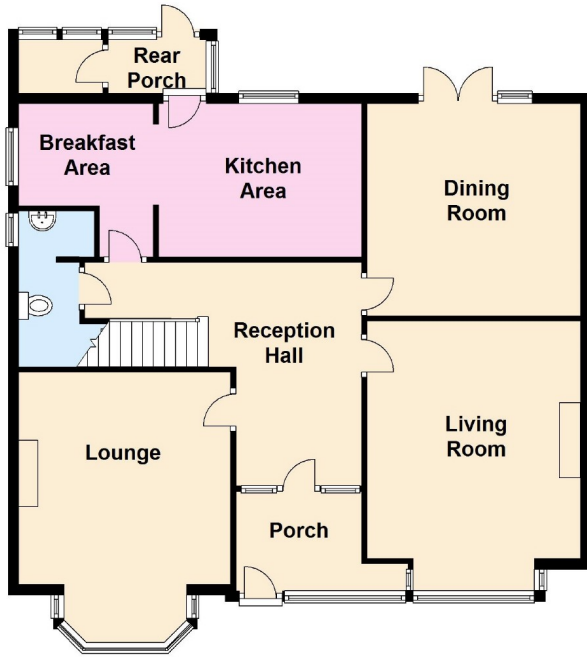
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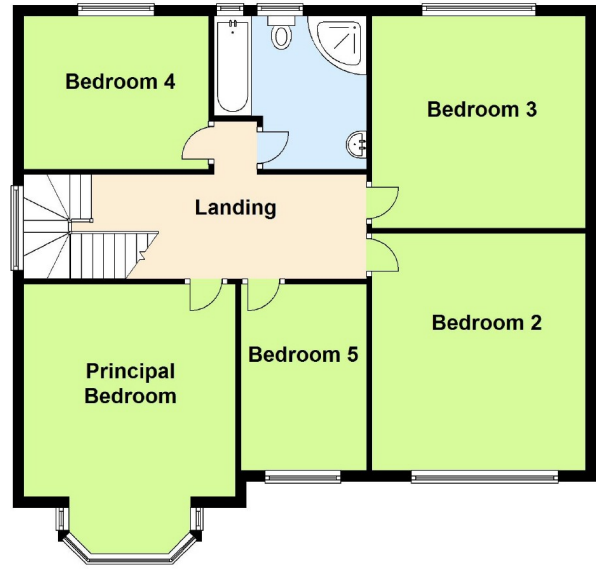
Ground Floor

Approx. 98.9 sq. metres (1064.5 sq. feet)



First Floor

Approx. 91.6 sq. metres (985.6 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: rhos@bdahomesales.co.uk

