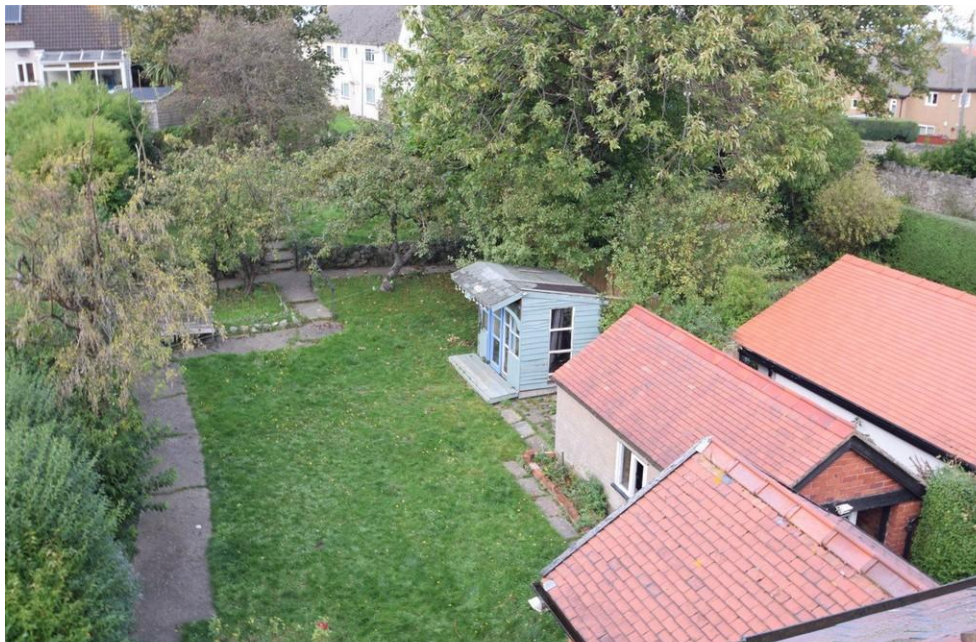


# *Anthony Flint* @ gamlins



74 Rhos Road, Close to Rhos Village  
Rhos On Sea, County Of Conwy LL28 4RY

Offers In Region Of  
£295,000

# Property Features

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- SUBSTANTIAL EDWARDIAN VILLA
- SPACIOUS SEMI-DETACHED
- CURRENTLY IN 2 FLATS- A 2 BED & 4 BED
- COULD PROVIDE 6/7 BED FAMILY HOME
- LARGE REAR LAWNED GARDEN

## Full Description

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### DESCRIPTION

No.74 is a substantial Edwardian Villa style semi detached house with a very large back garden and immense potential either as a large 6/7 bedroom family property with home offices (subject to planning permissions) or as part of an investment portfolio, currently laid out as 2 flats with separate Council Tax - 2 bedroom ground floor flat and a 3/4 bedroom 1/2 Reception 1st and 2nd floor duplex flat. The property is in need of refurbishment and upgrading throughout but could provide a stunning family home or an investment property.

### GROUND FLOOR FLAT

Gas fired central heating, a Worcester combination boiler is located in the cellar.

### ENTRANCE PORCH & RECEPTION HALL

Steps lead up to Entrance Hall with feature stained glass windows, leads into Reception Hall, access to Ground Floor Flat via glazed partition and staircase leads to upper floors.

### LOUNGE

19' 3" x 13' 2" (5.87m x 4.01m)

Front aspect, high coved ceiling, central fireplace, radiator.

### BEDROOM ONE

16' 8" x 13' (5.08m x 3.96m)

Front aspect with splayed bay window, radiator.

### EN SUITE TOILET

### KITCHEN/DINER

16' 0" x 11' 2" (4.88m x 3.4m)

Rear aspect, range of fitted base and wall units, radiator

### BATHROOM

Bath with electric shower, w.c, wash hand basin.

### BEDROOM TWO

20 max into recess' x 8' 5" (6.1m x 2.57m)

Rear aspect, radiator.



#### STAIRCASE TO FIRST FLOOR PART GALLERIED LANDING

13' x 4' 9" (3.96m x 1.45m)

Stained glass.

#### FLAT 2 - 1ST & 2ND FLOOR DUPLEX

Gas fired central heating - with a floor mounted traditional style gas boiler.

#### LOUNGE

17' 2" x 13' 2" (5.23m x 4.01m)

Front aspect via splayed bay window with views over the surrounding area, central fireplace, radiator.



#### DINING ROOM OR BEDROOM 4

16' 9" x 13' (5.11m x 3.96m)

Front aspect with splayed bay window giving extensive views over the surrounding area, radiator.



#### KITCHEN/DINER

15' 8" x 12' 2" (4.78m x 3.71m)

Rear aspect via splayed bay window over looking the garden, range of base and floor boiler.



#### UTILITY CUPBOARD

Space and plumbing for washing machine.

#### BATHROOM

8' 10" x 6' 4" (2.69m x 1.93m)

Two piece suite in pink comprising panelled bath and pedestal wash hand basin.

#### SEPARATE W.C.

Pink close coupled w.c.

#### SECOND FLOOR LANDING

13' 5" x 6' 2" (4.09m x 1.88m)

#### BEDROOM ONE

14' 5" x 13' 5 max" (4.39m x 4.09m)

Front aspect, radiator.

#### BEDROOM TWO

13' 5" x 11' (4.09m x 3.35m)

Rear aspect, radiator

#### BEDROOM THREE

13' 4 max" x 11' (4.06m x 3.35m)

Side aspect, radiator



#### SHOWER ROOM

Shower cubicle, wash hand basin and toilet.

#### THREE CELLAR ROOMS

#### DETACHED GARAGE AND SIDE DRIVEWAY FOR FOUR CARS

#### GARDENS

Lawned front garden

Large rear garden, with central lawn area and a raised patio terrace.

#### DIRECTIONS

From our Llandudno Office turn left, the left at roundabout onto the Promenade, turn right, in front of the War Memorial, onto the main Promenade proceed to the far end, up and over the Little Orme, down dual carriage way, keep in the left hand lane, first exit of roundabout (Penrhyn Bay) proceed past Co-Op Supermarket and Church on the left hand side, continue for about a mile and continue along the Promenade, pass Golf Course, continue for about two miles into the centre of Rhos on Sea, immediately after 'zebra' crossing turn right into Rhos Road, proceed up the hill for about a mile and No.74 will be seen on the right hand side, just before the traffic lights.



#### TENURE AND COUNCIL TAX

Tenure – We are informed by the Vendors that the property is Freehold.

Conwy County Borough Council for Tax Band.

#### SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

#### VIEWINGS

Strictly by appointment through our Anthony Flint Office :-  
Llandudno - Tel: 01492 877418 - E-mail:  
llandudno@anthonyflint.co.uk  
Opening Hours - Monday - Friday: 9.30am - 5.00pm  
Saturday: 9.00am - 3.00pm



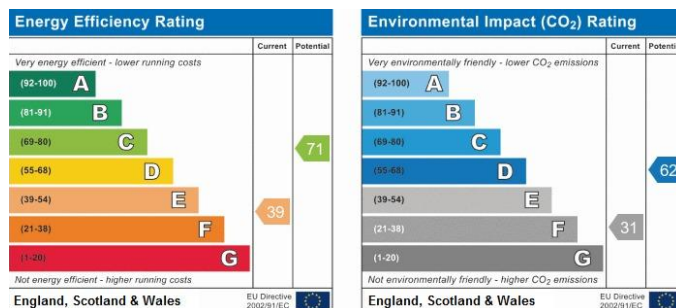
#### PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

#### GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

AHF/DJ Date: November 2018



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01492 877418

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements