



## 23 Yr Helyg

Colwyn Bay LL29 8RZ

£265,000

Immaculately presented modern semi detached home in a quiet but highly accessible setting within popular residential development.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: B - Council Tax: C

Situated within a modern and well-regarded residential development on the outskirts of Colwyn Bay, this beautifully presented two-bedroom semi-detached home enjoys a pleasant position backing onto open fields and benefits from a sunny south-facing rear garden. Offering contemporary accommodation throughout, the property is ideally suited to first-time buyers, professionals, or those seeking a stylish and low-maintenance home in a peaceful setting.

Further benefits include gas central heating, solar panels improving energy efficiency, and uPVC double glazing throughout.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

This attractive home offers modern, ready-to-move-into accommodation in a quiet yet convenient location within easy reach of Colwyn Bay's amenities, transport links, and the beautiful North Wales coastline.

Accommodation Affords;  
(Approximate measurements only)

Composite Double Glazed Front Door:  
Leading to reception hall; staircase leading off to first floor level; radiator.

Cloaks:  
5'8" x 6'11" (1.73m x 2.11m)  
Low level w.c.; washbasin; UPVC double glazed window to front.

Living Room:  
15'6" x 11'3" (4.72m x 3.43m)  
UPVC double glazed window overlooking front of property; radiator; t.v point; telephone point; Doorway leading through to:

Kitchen/Dining Room:  
18'8" x 8'9" (5.69m x 2.67m)  
Kitchen with fitted range of modern gloss base and wall units with composite stone worktops; integrated fridge freezer; stainless steel double oven and grill; gas hob and canopy stainless steel extractor above; plumbing and space for washing machine or dishwasher; UPVC double glazed window overlooking rear; built in cupboard housing central housing boiler.

Dining Area: double panel radiator; French doors leading onto rear garden and outside seating area; understairs storage.



Landing:

Radiator.

Bedroom 1:

12'1" x 9'11" (3.68m x 3.02m)

(Into wardrobe) overlooking front of property; built in wardrobes along one wall with sliding mirror doors; radiator.

En-suite shower Room:

7'5" x 4'6" (2.26m x 1.37m)

Shower enclosure; low level.w.c.; wash basin; wall and floor tiling.

Bedroom 2:

12'1" x 8'9" (3.70m x 2.67m )

UPVC double glazed window overlooking rear enjoying extensive views.

En-suite

7'10" 5'7" (2.4m 1.71m )

Panel bath with shower above; shower screen; pedestal wash hand basin; low level w.c.; wall and floor tiling; chrome heated towel rail; UPVC double glazed window to rear.



Outside:

The property features a neat front garden and a side driveway providing off-road parking. The enclosed rear garden enjoys a sunny south-facing aspect and backs onto open fields, offering a lovely outlook and a good degree of privacy. A patio and decking area provide ideal seating spaces for outdoor enjoyment.

Services:

Mains water, gas, electricity and drainage is connected. Solar panels fitted providing low energy improvements.

Council Tax Band:

Conwy County Borough Council tax band C

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams 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.



Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

Directions

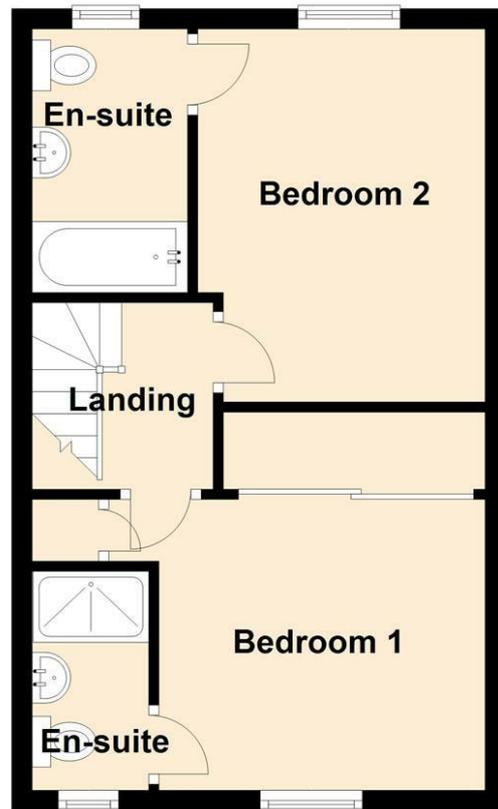


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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