

10A Grosvenor Road

Colwyn Bay LL29 7YF

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£215,000

A substantial and characterful three-bedroom, self-contained ground floor apartment, occupying a generous plot with its own private driveway and gardens, situated in a highly sought-after residential area in the West End of Colwyn Bay.

Council Tax: C - EPC: D - Tenure: Leasehold

Located close to Rydal Penrhos School, convenient for local shops, amenities and transport links, this attractive property offers particularly spacious and well-proportioned accommodation, retaining a wealth of character features, including high ceilings, decorative cornicing, picture rails, traditional tiled flooring and large bay windows.
The property benefits from central heating and UPVC double glazing and briefly comprises an impressive reception hall with decorative archway, a spacious lounge with feature fireplace and bay window overlooking the front garden, a substantial fitted dining kitchen with central island and glazed doors opening directly onto the rear patio, three bedrooms and a bathroom. The principal bedroom enjoys a large bay window overlooking the front garden, whilst the third bedroom is currently utilised as a home office, leading through to a useful studio and utility area with access to the rear garden.

Offering many of the attributes of a bungalow, together with the character and generous proportions of a traditional period property, this delightful apartment would make an ideal retirement home or suit those seeking spacious single-storey living without compromising on outside space.







Location

Situated in a highly desirable residential setting close to Rydal Penrhos school and within walking distance of local shops, amenities and main line train station. The A55 gives access along the North Wales coast and to Chester, Liverpool, Manchester and the motorway networks.

Ground Floor

Front Entrance Porch
Ground Floor

uPVC double-glazed outer doors. Original timber and glazed entrance door with full-height glazed side panels opening into

Spacious Reception Hall 5.32m × 2.60m
Attractive Victorian Minton-style tiled flooring, coved ceiling, dado rail and wall lights. Timber and glazed door leading into:

Living and Dining Room 4.64m × 4.72m
Large curved uPVC double-glazed bay window overlooking the front of the property. Coved ceiling, timber fire surround, built-in shelving and recessed alcove cupboards.

Bedroom 1 4.29m × 3.84m
Spacious double bedroom with curved uPVC double-glazed bay window overlooking the front of the property. Coved ceiling

Dining Kitchen 4.86m × 3.98m
Fitted range of base and wall units with complementary worktops and central island. Integrated oven, four-ring hob and concealed extractor. Single-drainer sink, plumbing for dishwasher and space for fridge/freezer. Ample space for dining and seating, overlooking the rear garden. Extensive rear glazing incorporating uPVC double-glazed windows and French doors opening onto the garden.

Bedroom 2 3.15m × 4.26m
Window overlooking the side elevation. Built-in wardrobe, book shelving and wall lights.







Bathroom
L-shaped room with four-piece suite comprising shower enclosure with glazed screen, panelled bath, WC and vanity wash basin. Built-in linen cupboard and double glazing

Bed 3/Office 2.89m × 4.19m
Window overlooking the side elevation. Doorway leading through to:

Rear Passageway
Understairs storage and access to the rear ancillary accommodation

Artist's Studio
Lean-to studio area with window and roof glazing providing natural light. An external door provides access to the courtyard garden.

Utility Room
Single-drainer sink and plumbing for washing machine.

Separate WC

Integral Store

Outside
Externally, the property benefits from its own driveway providing ample off-road parking, an extensive lawned front garden with established shrubs and planted borders, together with a private enclosed rear garden incorporating a paved patio, raised planting beds and mature trees and shrubs.

Services
Mains water, electricity, Water and drainage are believed to be connected to the property. Gas fired central heating.

Viewing
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

Council Tax Band
Conwy County Borough Council tax band C

Proof Of Funds





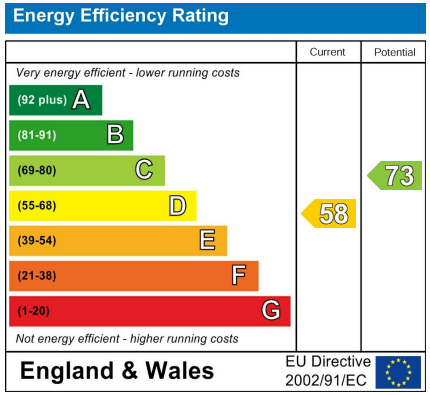


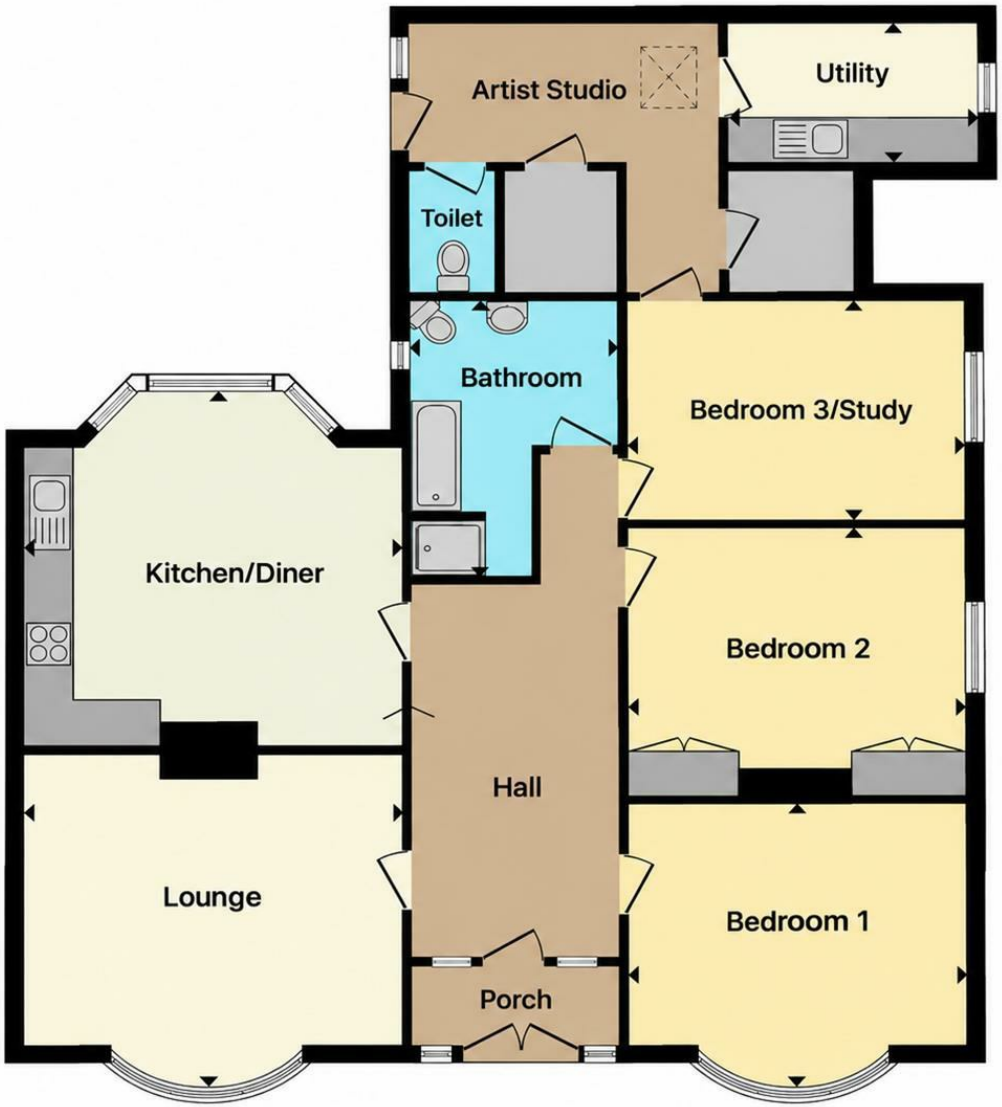
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.











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