



11 Severn Road  
Colwyn Bay LL29 8RD





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£329,950

A charming, spacious detached four-bedroom family home situated in a popular and convenient residential area within easy access to local schools, shops, Eirias Park, the A55 Expressway, and the seafront promenade, making it an ideal family location.

VIEWING HIGHLY RECOMMENDED

This attractive period home offers well-planned accommodation with a welcoming entrance hall, two comfortable reception rooms, a traditional fitted kitchen with exposed beams, and a large conservatory to the rear providing a lovely outlook over the garden. The property retains much of its original character, complemented by modern comforts including uPVC double glazing and gas central heating.

Upstairs, there are four good-sized bedrooms and a modern family bathroom with contemporary fittings and tiled finishes. The principal bedroom enjoys a pleasant open outlook towards the coast.

The property benefits from an integral garage, brick-paved driveway providing ample parking, and an attractive rear garden with lawned and terraced areas, ideal for outdoor entertaining.





## Location

Conveniently located within walking distance of Colwyn Bay town centre, local schools, Eirias Park, and with easy access to the A55 Expressway, this property offers excellent potential for a family purchaser.

### Integral Entrance Porch

uPVC double glazed outer door, tiled floor, uPVC double glazed inner door leading to reception hall, radiator, staircase leading off to first floor level, coved ceiling, understairs storage cupboard, electric meters.

### Downstairs Cloak Room

Fully tiled, w.c; wash basin, doorway leads to integral garage.

### Lounge 13'0" x 12'5" (3.98m x 3.79m)

Tiled fireplace surround and hearth, laminated floor, picture rail, wall lights, uPVC double glazed bay window overlooking front with open aspect and views, radiator.

### Dining Room 13'10" x 12'4" (4.23m x 3.78m)

Feature fireplace surround with coal effect gas fire, laminated timber effect flooring, double panel radiator, uPVC double glazed window to side elevation, French doors leading onto rear conservatory.

### Kitchen 15'3" x 8'3" (4.66m x 2.53m)

Fitted range of base and wall units with complimentary worktops, single drainer sink, plumbing for dishwasher, four ring gas hob, concealed filter extractor above, tall cupboard, stainless steel double oven and grill, wall tiling, double panel radiator, breakfast bar. Double glazed door leading through to rear Conservatory/Sun Lounge and utility area.

### Utility Room 14'2" x 7'8" (4.33m x 2.35m)

Base units with complimentary worktops, inset sink, mixer taps, plumbing for automatic washing machine, space for dryer, uPVC double glazed window overlooking rear, door leading to outside.





Conservatory / Sun Lounge 14'7" x 11'5" (4.47m x 3.48m)

Tiled floor, uPVC double glazed French doors leading onto rear garden and patio area.

First Floor

Spacious landing.

Bedroom 1 12'9" x 12'11" (3.91m x 3.95m)

uPVC double glazed bay window overlooking front enjoying sea views. Two uPVC double glazed windows to side elevation, picture rail, TV point, double panel radiator.

Bedroom 2 12'5" x 13'11" (3.79m x 4.26m)

Radiator, two uPVC double glazed windows overlooking side and uPVC double glazed window overlooking rear, picture rail, built-in wardrobe.

En-suite Shower Room with shower enclosure, washbasin, low level w.c. fully tiled walls, radiator.

Bedroom 3 12'2" x 5'6" (3.73m x 1.7m)

uPVC double glazed window, radiator.

Bathroom 8'9" x 5'10" (2.67m x 1.8m)

Three piece suite comprising; panelled bath with shower above, shower screen, concealed cistern w.c. vanity washbasin, wall and floor tiling, shaver point, ladder style heated towel rail.

Bedroom 4

Currently used as dressing room, uPVC double glazed window overlooking front, radiator, mirror door with access leading to large eaves storage cupboard.

Integral Car Garage 16'4" x 8'0" (5.0m x 2.45m)

Timber and glazed door, wall mounted Baxi central heating boiler.

Outside

The property benefits from an integral garage, brick-paved driveway providing ample off road parking, and an attractive rear garden with lawned and terraced areas, ideal for outdoor entertaining.





## Services

Mains water, electricity, gas and drainage are available.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## 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.

## Council Tax Band:

Conwy County Borough Council tax band 'E'

## Directions

Proceed through the town of Colwyn Bay out towards Eirias Park, at the roundabout take the third exit towards the Motorcycle Shop and follow the road up the hill to first right turning into Glyn Avenue. Proceed towards the new development of houses but turn left into Severn Road and the property will be seen on the right hand side.



| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            | 76                                                                                |
| (55-68) <b>D</b>                                   | 61                         |                                                                                   |
| (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<br>2002/91/EC |  |

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 option must be treated as given on the same basis as these particulars.



# Floorplan To Follow

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