



## 83 Bryn Cadno

Upper Colwyn Bay LL29 6DW

£350,000

A beautifully presented 4 bedroom detached family home located in a popular residential area in Colwyn Heights.

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

VIEWING HIGHLY RECOMMENDED

The property has been upgraded and refurbished providing a modern and beautifully presented executive family home with gardens to front and rear, gas fired central heating and uPVC double glazing. Beautifully installed modern kitchen with built in appliances, modern bathroom and en-suite facilities. Affording: Reception Hall, Cloak Room, Living Room, Dining Room and Kitchen, Utility Room, Converted Garage/TV Room, 4 Bedrooms ( Master En-Suite), Family Bathroom.



Tel: 01492 555500

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



## Location

Within close proximity to local walks, popular local pub/restaurant, school and shops. Colwyn Bay, Rhos Promenade and A55 expressway are a short distance away.

(Approximate measurements only)

UPVC double glazed front door leading to:

**Reception Hall:**

Staircase leading off, double panelled radiator, coved ceiling.

**Cloakroom:**

Low level concealed cistern WC, radiator, uPVC double glazed window, small vanity unit with chrome tap, tile splashback.

15 unit glazed door leads through to:

**Living Room:**

12'3" x 11'7" (3.74 x 3.54)

Feature fireplace with living flame coal effect gas fire, marble hearth and inset, radiator, uPVC double glazed window overlooking front, coved ceiling, TV and telephone point, archway leading through to:

**Dining Kitchen:**

12'0" x 19'2" (3.65 x 5.85)



### Dining Area:

Coved ceiling, radiator, breakfast bar, twin French doors leading onto rear patio.

### Kitchen:

Fitted range of white base and wall units with complementary worktops, peninsular breakfast bar and base units, built in AEG stainless steel cooker with four plate ceramic hob above, single drainer sink with mixer tap, integrated dishwasher, integrated wine cooler, inset spotlighting, Xpelair fan, built in under stairs storage cupboards with cloak hanging hooks and shelving for boot storage.



### Rear Utility:

4'9" x 12'1" (1.46 x 3.68)

Base units with worktop over, space for American style fridge, tall cupboard, radiator, uPVC double glazed side door leading onto rear of property and uPVC double glazed window for ear, doorway leading through to:

### Converted Garage:

11'5" x 8'0" (3.49 x 2.44)

Double panelled radiator, uPVC double glazed window to side, power and light connected.

### First Floor:

#### Spacious Landing:

Built in linen/storage cupboard, radiator, access to roof space.

#### Master Bedroom:

9'7" x 11'0" (2.92 x 3.35)

Plus built in wardrobe along one wall with sliding mirrored doors, telephone point, radiator, uPVC double glazed window overlooking front.



#### En-Suite Shower Room:

Comprising shower enclosure with glazed screen, low level WC, pedestal wash hand basin, ladder style heated towel rail, half tiled walls, extractor fan.

#### Bedroom 2:

8'7" x 10'10" (2.61 x 3.31)

UPVC double glazed window overlooking rear, views over rear garden and onto upper level decking area.

#### Bedroom 3:

8'8" x 18'3" (2.63 x 5.56)

UPVC double glazed window overlooking front with sea views, built in wardrobe with hanging and storage space, uPVC double glazed window to side, telephone and TV point.



#### Bedroom 4:

7'6" x 8'2" (2.28 x 2.48)

UPVC double glazed window overlooking rear, radiator.

### Family Bathroom:

7'6" x 7'1" (2.28 x 2.15)

Panelled bath with mains chrome shower with raindrop shower head over, wall tiling, vanity wash basin, low level WC, radiator, shaver point, uPVC double glazed window overlooking rear.

### Outside:

The property has a sizeable front garden mainly grass with small tree, granite effect driveway leading to integral store ( former garage) which could easily be reinstated as garage if required, outside lighting and water tap, path leading to rear of property, conservatory and patio area, side leanto store sheds, lower level tiered patio enjoying a sunny aspect with further steps leading up to sloping grassed garden which leads up to upper level large decking which has a small summer house enjoying panoramic views over rooftops towards the North Sea.

### Council Tax Band:

Conwy County Borough Council tax band E

### Services:

Mains water, electricity, gas and drainage are connected to the property.

### 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)

### 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.





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>	70	76
(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	



# Floorplan To Follow

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

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

