

5 Fron Terrace

Colwyn Bay LL29 9NB

£125,000





An opportunity to acquire a larger than average three-bedroom end-of-terrace house, occupying a convenient position within easy reach of the centre of Old Colwyn, local shops, amenities and the promenade and beach.

Tenure: Freehold - EPC E -Council Tax: C

The property benefits from its end position within the terrace and provides well-proportioned accommodation arranged over two floors. To the front is a small enclosed and established garden, whilst the accommodation includes an entrance hallway, lounge with bay window, fitted dining kitchen and rear passage/hallway leading through to a lean-to conservatory. There is also the benefit of a ground-floor shower room.

To the first floor are three good-sized bedrooms, comprising two spacious double bedrooms and a larger than average single bedroom.

The property has UPVC double glazing and central heating and, whilst offering comfortable accommodation, provides scope for some further updating and personalisation.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

A particularly convenient property within an established residential area of Old Colwyn, well placed for local facilities, schools and public transport links, together with access towards Colwyn Bay and the North Wales coast.
AUCTION DATE - NOVEMEBER 24TH 2026.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch

uPVC double glazed door and window, cloak hooks, timber and glazed door leading to Reception Hall.

Reception Hall

Radiator, dado rail, staircase leading off to first floor level, coved ceiling.

Lounge

12'5" x 11'5" (3.8m x 3.49m)

Feature Adam style fireplace surround with tiled and cast iron inset, coal effect gas fire (not tested), electric meters, sealed unit double glazed bay window overlooking front, coved ceiling.



Dining Kitchen

13'11" x 12'7" (4.25m x 3.86m)

Fitted range of base and wall units with wood effect worktops, four plate Neff ceramic hob in recessed surround, split level stainless steel oven and grill, 1.5 bowl ceramic sink with mixer tap, plumbing for dishwasher, integrated fridge/freezer, breakfast bar with radiator below, picture rail, sealed unit double glazed window overlooking rear. Understairs storage cupboard with a range of shelving. Doorway to rear Entrance Hall.



Rear Entrance Hall
Built-in cupboard housing Worcester combi boiler with linen shelving below, tiled floor.

Shower Room
6'6" x 5'10" (2.0m x 1.8m)
Three piece suite comprising; large shower enclosure, vanity wash basin, concealed cistern w.c. built-in storage medicine cabinet, wall tiling, double panel radiator, sealed unit double glazed window.

Conservatory
9'4" x 9'0" (2.86m x 2.75m)
Plumbing for automatic washing machine, sliding patio doors leading onto rear garden, polycarbonate roof.

First Floor Landing
Access to roof space, w.c. and wash basin.

Bedroom 1
16'1" x 11'4" (4.91m x 3.46m)
Double panel radiator, large uPVC double glazed window overlooking front of property, wardrobe with mirrored doors, coved ceiling.

Bedroom 2
12'8" x 10'9" (3.87m x 3.29m)
Double panel radiator, uPVC double glazed window overlooking rear, coved ceiling.

Bedroom 3
9'7" x 6'11" (2.94m x 2.12m)
uPVC double glazed window overlooking rear, radiator, range of shelving, coved ceiling.

Outside
The property has an attractive courtyard style garden at the rear with a variety of established shrubs and plants, timber garden shed, rear door leading to passageway for rear access. Attractive private "secret garden" seating area surrounded by established plants and shrubs.

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. Tel: 01492 555500

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.

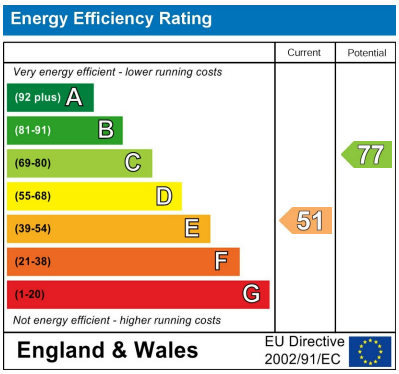
Council Tax
Band C

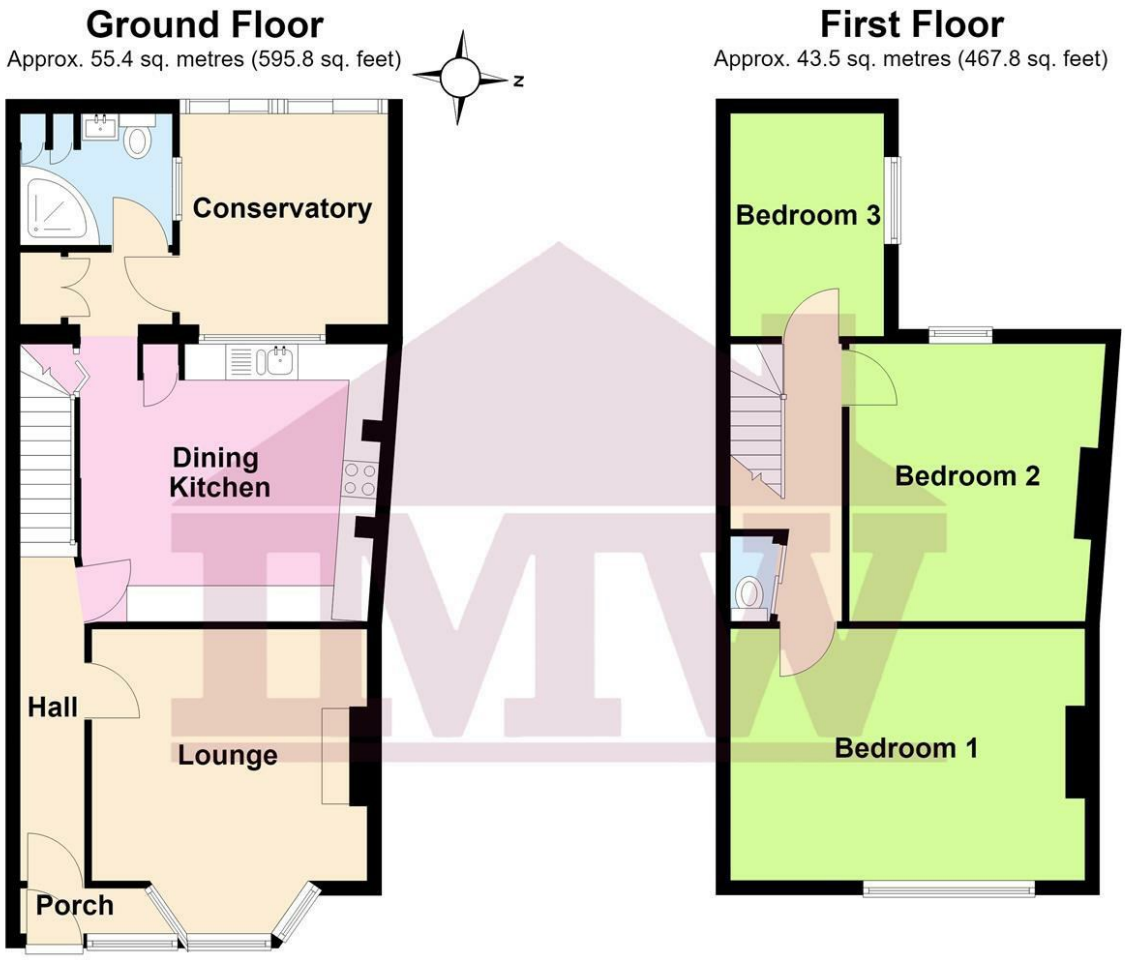
Directions
Proceed from Colwyn Bay through the village of Old Colwyn, out towards the Aldi store, turn right opposite the shops towards a terrace and No. 5 Fron Terrace will be viewed on the right hand side.











Total area: approx. 98.8 sq. metres (1063.6 sq. feet)

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

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Web: https://www.iwanmwilliams.co.uk

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