

23 Ffordd Triban

Colwyn Bay LL28 5YY

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£375,000

A beautifully presented 4 bedroom detached family home, occupying a generous corner plot at the end of a quiet residential cul-de-sac, adjoining open farmland, enjoying extensive views across the surrounding countryside towards the mountain range.

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

Situated in a highly desirable and peaceful setting in Upper Colwyn Bay, this attractive property offers the best of both worlds, combining the convenience of a well-established residential location with the tranquillity and outlook normally associated with a more rural setting. The property stands within generous, predominantly level gardens extending to the front, side and rear, enjoying a particularly pleasant south-westerly aspect. A substantial raised deck provides an excellent outdoor seating and entertaining area, accessed directly from the principal living accommodation and ideally positioned to enjoy the afternoon and evening sunshine, together with the delightful countryside surroundings.

A superb opportunity to acquire a spacious and versatile family home in a delightful setting, offering a genuine countryside feel without sacrificing everyday convenience. Equally suitable for those seeking a quieter lifestyle with generous accommodation and attractive gardens.

Offered for sale with no onward chain.







Location

The location is undoubtedly one of the property's principal attractions, with open farmland immediately adjoining the rear garden and far-reaching views towards the mountains and coastline, creating a wonderful sense of space and privacy. Despite its peaceful surroundings, the property remains conveniently situated for local schools, shops, amenities and access to Colwyn Bay town centre and the A55 Expressway.

Accommodation

Internally, the accommodation is well presented throughout, offering bright, spacious and versatile living areas ideally suited to modern family life. The principal lounge and dining area provides a welcoming and comfortable living space, featuring a wood-burning stove and a large picture window framing the attractive rural outlook. Sliding patio doors open directly onto the rear decking, creating a lovely connection between the house and gardens.

The adjoining modern fitted kitchen is attractively appointed with a range of contemporary units and complementary worktops.

A particularly useful feature is the former garage, which has been converted to provide additional ground floor accommodation, presently arranged as a versatile reception/utility area with adjoining storage facilities. This provides excellent flexibility for a variety of purposes, including a home office, hobbies room or additional family accommodation.







At first floor level, there are four well-proportioned bedrooms, offering comfortable accommodation for a growing family, together with a stylishly refurbished family bathroom featuring both a bath and a separate walk-in shower enclosure.

The property benefits from central heating and double glazing, whilst externally there is a good-sized driveway providing ample off-road parking, together with established gardens incorporating lawned areas, mature hedging and attractive outdoor seating spaces.

Accommodation and Measurements

Covered Entrance

Reception Hall

Cloakroom

Lounge and Dining Room 22'9" x 12'5" (6.95m x 3.79m)

Breakfast Kitchen 17'8" x 7'4" (5.4m x 2.24m)

Utility/ Recreation/Study 15'10" x 7'11" (4.83m x 2.42m)

First Floor

Bedroom 1 12'5" x 11'8" (3.79m x 3.58m)

Bedroom 2 12'5" x 10'7" (3.8m x 3.25m)

Bedroom 3 14'7" x 8'6" (4.47m x 2.61m)

Bedroom 4 9'10" x 7'4" (3m x 2.25m)

Bathroom 7'4" x 6'11" (2.24m x 2.13m)







Outside

The property stands within generous, predominantly level gardens extending to the front, side and rear, enjoying a particularly pleasant south-westerly aspect. A substantial raised deck provides an excellent outdoor seating and entertaining area

Good-sized driveway providing ample off-road parking, together with established gardens incorporating lawned areas, mature hedging and attractive outdoor seating spaces.

Services

Mains water, electrics, gas and mains drainage connected to the property

Council Tax Band:

Conwy County Borough Council tax band E

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.

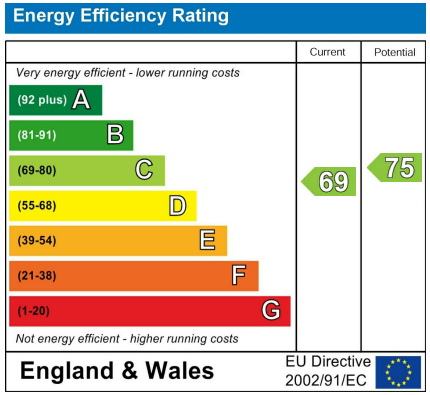
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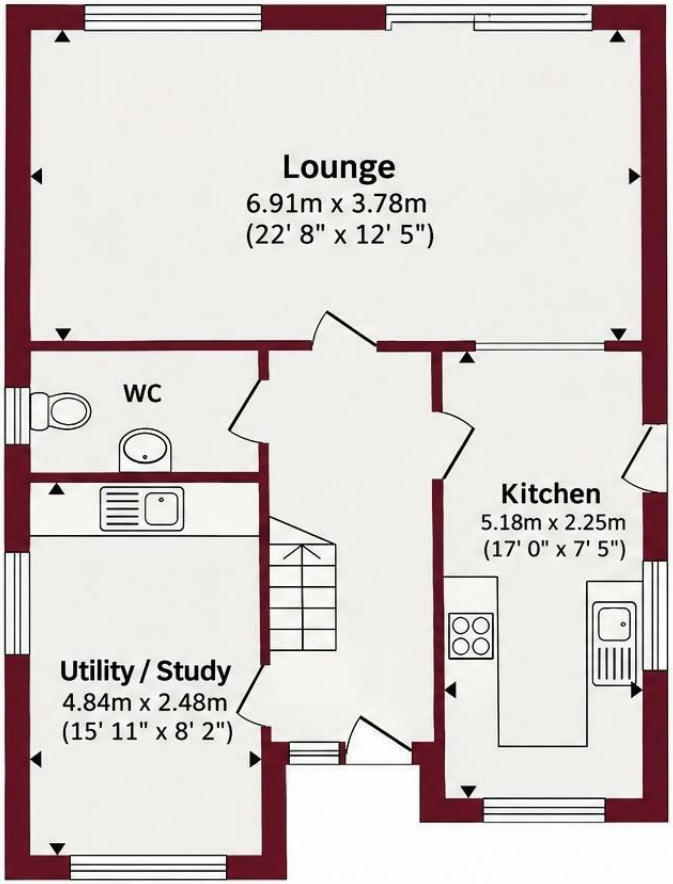
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com



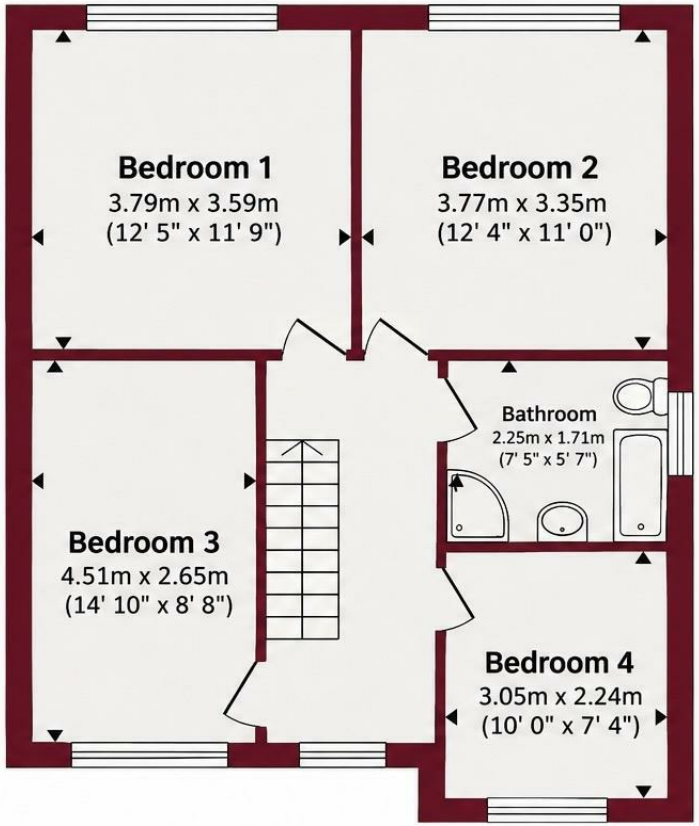








Ground Floor



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

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