

# 10B Grosvenor Road

Colwyn Bay LL29 7YF

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# 10B Grosvenor Road

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£199,500

An impressive, exceptionally spacious first and second floor apartment forming part of an attractive, period property, situated in one of Colwyn Bay's most sought-after residential areas, close to Rydal Penrhos School in the popular West End of the town.

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

The property offers generously proportioned and light-filled accommodation, retaining much of its original character and charm, including high ceilings, attractive cornicing, large bay windows and a particularly impressive staircase with traditional timber balustrading extending to the upper floor.
A particular feature is the spacious lounge with an attractive fireplace and substantial bay window overlooking the front, enjoying a pleasant open outlook. There is also a separate dining area, a well-appointed fitted kitchen, generously sized bedrooms, and a modern bathroom with a separate WC.
The accommodation benefits from central heating and UPVC double glazing and is generally well presented throughout, whilst offering considerable scope for purchasers to personalise and adapt the interior to their own requirements.







## 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.

Key Features
- Substantial first and second floor apartment
- Highly desirable West End residential location
- Close to Rydal Penrhos School
- Spacious, light and airy accommodation
- Central heating and UPVC double glazing
- Private driveway providing off-road parking
- Private enclosed rear garden

A private side entrance with a UPVC double-glazed door opens to a staircase rising from ground floor level to a First Floor landing.

### FIRST AND SECOND FLOOR APARTMENT

#### Reception hall and study area 25'6" × 8'4" ( 7.78m × 2.56m)

This welcoming space provides room for seating or a study area, with a further staircase leading to the upper floor. A walk-in linen cupboard with a radiator provides useful storage.

#### Bathroom and W.C. 9'0" x 6'1" (2.75m x 1.86m)

Fitted with a modern three-piece suite comprising a bath with shower over and shower screen, vanity washbasin and WC. There is also a separate WC with a washbasin.

#### Dining Kitchen 11'5" x 13'11" (3.48m x 4.25m)

Provides ample space for everyday dining and is fitted with a range of base and wall cupboards with complementary worktops, an integrated oven and hob, plumbing for a washing machine and space for a fridge freezer. A built-in cupboard houses the central heating boiler.







A glazed timber door leads through from the Reception Hall to the lounge

### Lounge 12'5" × 14'0" (3.81m × 4.27m plus the bay)
A large semicircular bay window overlooks the front, bringing plenty of natural light into the room, while a feature fireplace surround provides a focal point.

### Study 2.60m × 2.64m
Offers useful space for working from home.

### Bedroom 1 4.70m × 4.69m
Overlooks the front through a UPVC double-glazed window and includes fitted wardrobes and a vanity washbasin.

### Bedroom 2 4.69m × 3.91m
Overlooks the rear. Period detailing, including decorative coving, adds character to the accommodation.

### Second Floor

A landing provides access to:

### Bedroom 3 3.00m × 4.30m
Double-glazed window overlooking the rear.

From Landing steps lead up to an attic room:

### Attic room 11'11" × 12'0" extending into the eaves (3.64m × 3.66m extending into the eaves)
This area offers potential for further accommodation, subject to any necessary consents and building regulations approval. A further door opens into an additional attic area providing extensive storage.

### Outside
The property enjoys the considerable advantage of its own driveway providing valuable off-road parking, together with a substantial enclosed rear garden, an unusual and particularly appealing feature for an apartment of this nature.

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







## 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.

## Viewing:

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

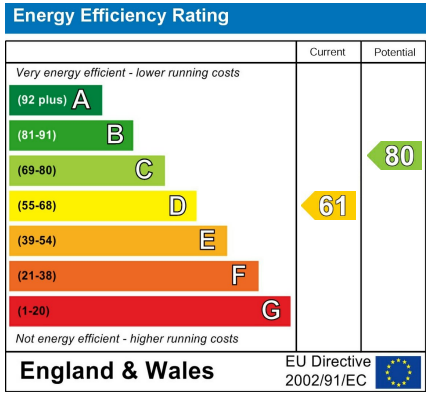
## Council Tax Band:

Conwy County Borough Council tax band C









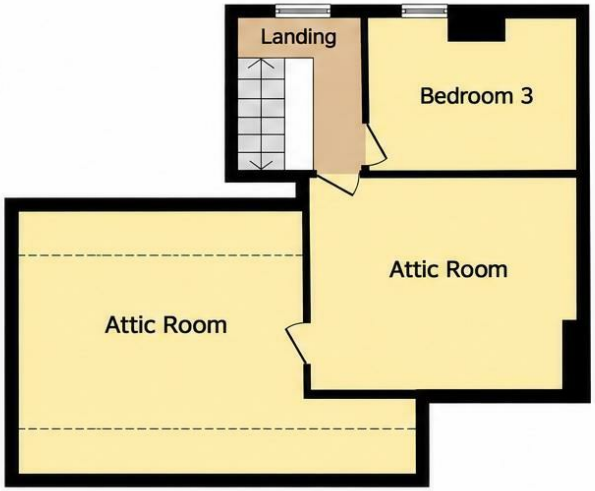




Ground Floor




First Floor




Second 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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