



## 2 Cambria Road

Colwyn Bay LL29 9AG

£89,500

Located on the outskirts of Old Colwyn, just a short distance from the North Wales coastline, this two-bedroom mid-terrace cottage offers an excellent opportunity for first-time buyers or investors seeking a project property with scope for modernisation.

Tenure: Freehold -EPC E - Council Tax: B

The accommodation is arranged over two floors comprising spacious lounge, leading through to a dining kitchen which offers ample space for everyday dining and provides a practical layout ready for improvement.

To the first floor, the property offers two well-proportioned double bedrooms, both enjoying natural light, together with a bathroom and a central landing area.

The property is in need of modernisation, presenting an ideal blank canvas for purchasers to refurbish and add value to suit their own tastes. Externally, there is no garden but a small outside area to front for bin or bike storage and on-road parking close by.



Tel: 01492 555500

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



## Location

Conveniently positioned for local shops, amenities and transport links, and within easy reach of the coast and nearby towns, this cottage represents a solid and affordable opportunity in a popular residential location.

### Lounge

Upvc double glazed front door and window/ feature fireplace surround, radiator, staircase leading to first floor accommodation. Doorway to:

### Dining Kitchen

Range of base units and complementary worktops, inset sink, space and plumbing for washing machine. Upvc double glazed window to front. Wall mounted central heating boiler (not tested). Dining area with radiator.

### Landing

Built in linen cupboard.

### Bedroom 1

Upvc double glazed window overlooking front. Radiator

### Bedroom 2

Upvc double glazed window, radiator

### Bathroom

Three piece suite comprising bath, wash basin and low level W.C. Built in linen cupboard. Window to rear.

### Outside

Small outside gravelled area to front and on-road parking close by.

### Services

Mains water, electricity, gas and drainage are connected.

### Council Tax Band:

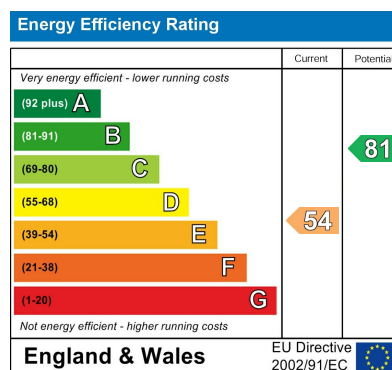
Conwy County Borough Council tax band B

### EPC

RATED - E

### 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.



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 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

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