



Llety'r Dryw Abergele Road  
Old Colwyn LL29 9YF



# Llety'r Dryw Abergele Road

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£485,000

A magnificent period home formerly used as office premises by North Wales Constabulary, now vacant and suitable for various alternative uses, subject to consent.

Grade II listed premises set within superb estate grounds with ample parking, private driveway, lawned and wooded grounds. Conveniently located within close proximity of Eirias Park, North Wales Police Headquarters and the A55 Expressway. The property retains much of its original features making it possible for any future buyer to reinstate as a magnificent family home or extend and/or convert the property for various uses, subject to consent. Approximate net internal area - 229.79 sqm (2,473 sqft)





# Location

## Colwyn Bay

The property is located in the area of Colwyn Bay above the town. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond. Situated just off Abergele Road, next to the former Civic Hall buildings and North Wales Police Headquarters.

## History

The house was built in 1893, designed by Douglas & Fordham, Architects of Chester (also involved in the design of St. Paul's Church 1887-88 and Christ Church, Bryn y Maen 1897-99). Home to John Eden (Uncle of Sir Anthony Eden, Prime Minister). It was acquired by Denbighshire County Council in 1960 and used as the Fire Brigade Headquarters until acquired by North Wales Constabulary in 1990.

## Accommodation

Standing in grounds extending to approximately 0.55 Hectares - 1.36 acres, in a convenient location alongside the A547 in a set back position.

The property is hidden away from the road and has it's own private driveway leading to large tarmacadam parking area, located at the front and side of the house.

Grade II listed building which includes the original greenhouse building, located just to the left of the front entrance.

## Ground Floor

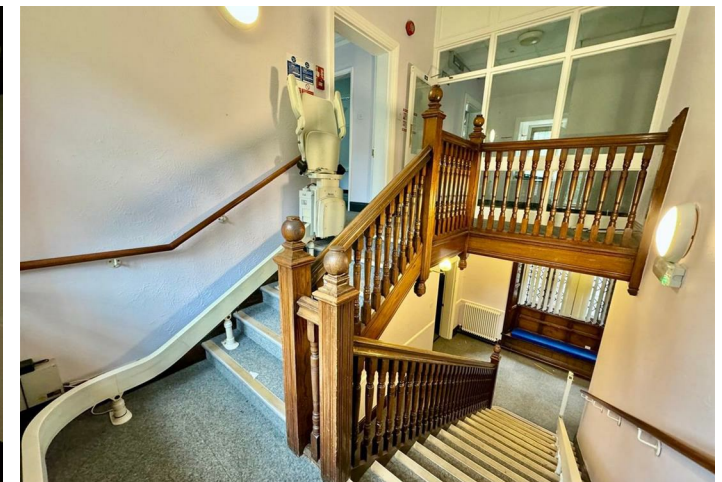
Impressive covered front entrance leading to Reception / Entrance Room.

## Main Reception Hall

Ornate windows overlooking front elevation, impressive balustrade turn staircase leading off to first floor level, rear doorway, feature fireplace surround.

Room 1 (GO4) 19'10" x 15'10" + large side bay  
(6.05m x 4.85m + large side bay)

Room 2 (GO5) 15'10" x 14'10" (4.83m x 4.53m)





Room 3 (G10A) 10'3" x 14'10" (3.13m x 4.54m)

Room 4 (G10) 9'10" x 6'6" (plus walk in main server room) (3.0m x 2.0m (plus walk in main server room))

Room 5 (G11) 15'8" x 14'9" (4.79m x 4.5m)

Used most recently as a staff canteen.

Room 6 (GO9) 6'2" x 10'4" (store) (1.89m x 3.17m (store))

Downstairs accessible toilet

Downstairs female w.c.  
2 cubicles and wash basins

Rear second staircase  
Leading up to first floor level

Door and steps leading down to lower ground floor  
(G18, G17, G16) 3 rooms.

First Floor  
Landing with tea making room and w.c.

Room 7 (106) 13'8" x 18'3" (4.18m x 5.57m)  
plus doorway leading into additional office space  
measuring (4.82m x 1.72m) (107)

Room 8 (105) 14'10" x 15'10" (4.53m x 4.85m)

Room 9 (103) 11'10" x 14'10" (3.62m x 4.53m)

Room 10 (102) 8'4" x 14'10" (2.56m x 4.53m)

Room 11 (101) 15'8" x 14'8" (4.79m x 4.49m)

Room 12 (112) 9'10" x 10'4" (3.0m x 3.17m)

Room 13 (111) 15'7" x 7'11" (4.75m x 2.42m)

Room 14 (110) 6'5" x 11'4" (1.96m x 3.46m)

Outside

Large parking area, beautiful level lawned gardens with established plants and shrubs. Area of woodland to front, tree lined driveway. Outside boiler room and store rooms.





### Services

We understand the property benefits from mains water, electricity, gas and drainage.

### Viewing

Scheduled viewing times are available, please contact the Agents for details.

### Rateable Value

Current rateable value 1st April 2023 to date - £16,000.

### EPC

The property is Grade II Listed and does not require an EPC Rating.

### Directions

The property is located just off the A547 Abergele Road, adjacent to the North Wales Police Headquarters.

### 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.



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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