



## 428 Abergele Road Colwyn Bay LL29 9AB

£189,500

Occupying a prominent position on the outskirts of the village, this substantial five bedroom residence offers generous accommodation, character features and excellent potential for modernisation.

Tenure: Freehold -EPC: E - Council Tax D

The property stands behind a low stone boundary wall and benefits from sizeable off-road parking to the side, together with enclosed garden and yard areas to the side and rear – ideal for those seeking outdoor space with scope for landscaping and improvement.

Internally, the accommodation is arranged over two floors and retains a number of original features, offering an exciting opportunity for a purchaser to create a superb family home tailored to their own tastes.

The accommodation comprises entrance hall, cloakroom, three reception rooms, kitchen, five bedrooms and a family bathroom.

The property benefits from a mix of traditional timber and some uPVC double glazed windows, and central heating is installed (not tested). The house requires upgrading and modernisation, but represents a rare opportunity to acquire a character property of this scale in such a convenient coastal village location.



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## Location

Enjoying partial sea views and a most convenient location, the property is within easy reach of the village centre, local shops and amenities, the promenade, and provides swift access to the North Wales Expressway, making it well placed for commuting along the coast.

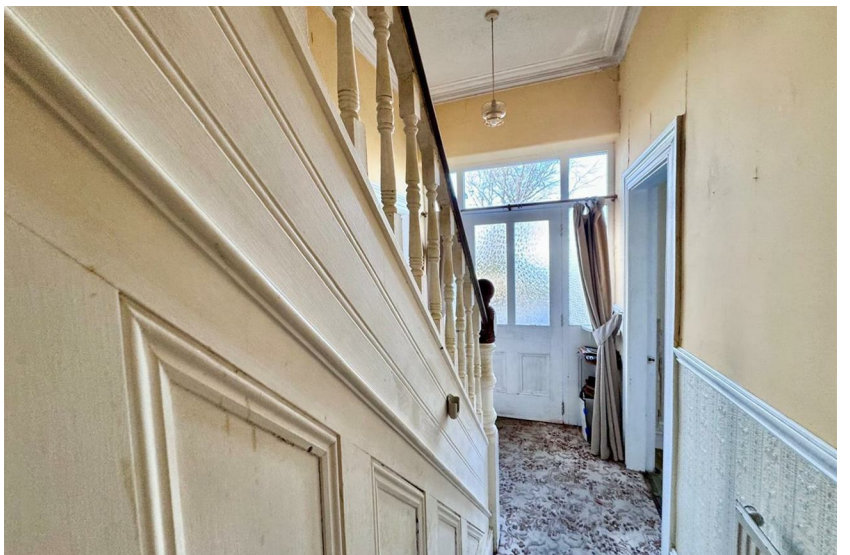
Accommodation Affords:  
(Approximate measurements only)

Ground Floor Reception Hall:  
Balustrade staircase leading off to first floor;  
radiator; cloakroom with w.c. and washbasin.

Lounge:  
12'7" x 15'3" (3.86m x 4.65m )  
Sash window to front; feature fireplace; picture rail and coving; radiator.

Down Stairs Sitting Room:  
15'6" x 15'8" (4.74m x 4.78m )  
Fireplace surround; UPVC double glazed window to front elevation; radiator; picture rail; coving.

Study/Sitting Area  
15'7" x 8'7" (4.75m x 2.64m )  
Dado rail; UPVC Double glazed window to side.



#### Dining/Breakfast Room:

18'9" x 11'9" (5.73m x 3.59m )

Feature fireplace surround; built in original cupboards to alcove recess; airing cupboard; UPVC double glazed side window; radiator.



#### Kitchen:

18'10" x 7'1" (5.75m x 2.18m )

Base and wall cupboards; plumbing for automatic washing machine; single drainer sink; wall mounted Baxi boiler (not tested) UPVC double glazed rear door and window.

#### First Floor Landing:

Sash window to front.

#### Bedroom 1:

15'4" x 12'6" (4.68m x 3.82m )

Sash bay window to front; feature fireplace; radiator; washbasin.

#### Bedroom 2:

15'5" x 15'8" (4.7m x 4.78m )

#### Bedroom 3:

15'7" x 12'1" (4.76m x 3.69m )

Cast Iron fireplace surround; UPVC double glazed window overlooking side; radiator.

#### Bedroom 4:

15'7" x 9'4" (4.77m x 2.86m )

Cast Iron Fireplace surround; wardrobe; radiator; shower cubicle.



#### Bedroom 5:

9'10" x 9'4" (3m x 2.87m )

L shaped; radiator; built in linen cupboard; UPVC double glazed window to rear.

#### Bathroom:

8'7" x 6'0" (2.63m x 1.83m )

Panel bath; pedestal wash hand basin; low level w.c.; wall tiling; radiator.

#### Outside:

Property has good sized off road parking area located to the right side of the house, doorway leading to enclosed garden and rear courtyard with brick built store sheds, split level garden in need of maintenance and landscaping.

#### Services:

Mains water, electric, gas and drainage are believed to be connected to the property.

#### Council Tax Band:

Conwy County Borough Council tax band D

#### 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.



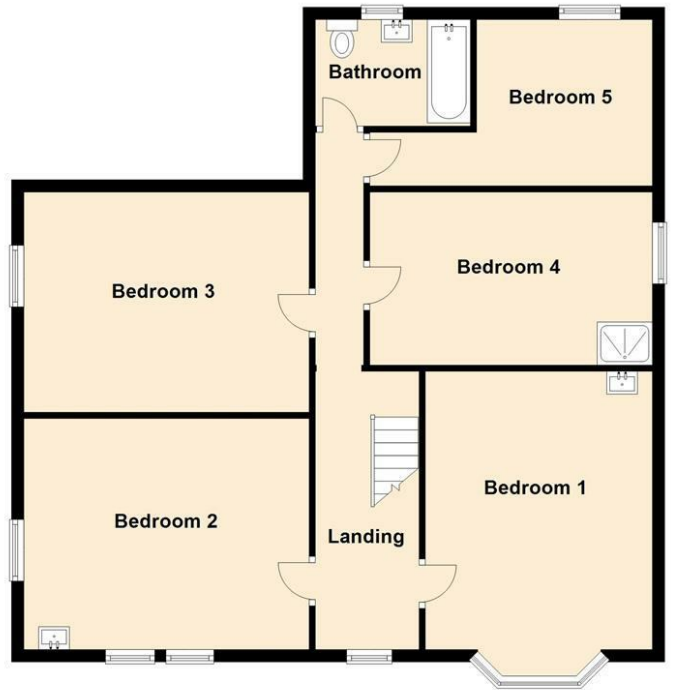


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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