

**Bryan Davies
+ Associates**

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AUCTIONEERS
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No Onward Chain £395,000

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www.bdahomesales.co.uk

IN NEED OF MODERNISATION THIS LARGE CUSTOM, QUALITY BUILT FOUR/FIVE BEDROOM DETACHED CHALET BUNGALOW RESIDENCE HAS CIRCA 2400 SQ FT OF ACCOMMODATION and is situated in the West End of Colwyn Bay close to Rydal Penrhos School and the West End shopping amenities as well as Colwyn Bay shopping within ½ a mile.

The accommodation briefly comprises: front door to porch; inner door to spacious open plan lounge/dining room; kitchen with original units; a door leads to the inner hall; two double size bedrooms and ground floor three piece original bathroom. A staircase leads to the first floor landing with airing cupboard and storage areas; two piece washroom; two further double bedrooms and a study/fifth bedroom. Outside there are landscaped gardens to the front, side and rear and driveway for off road parking leads to a double garage, boiler room, utility room and separate w.c.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL OF THIS QUALITY BUILT RESIDENCE.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE. FURTHERMORE WE ARE ADVISED THE CENTRAL HEATING BOILER IS CONDEMNED.

The accommdation comprises-

Double Timber FRONT DOORS

To:-

PORCH

Part timber cladding. Door into:-

DOUBLE ASPECT DINING ROOM/HALLWAY 19'4" x 11'10"
(5.91m x 3.62m)



Understairs storage cupboard.



LOUNGE 18'4" x 17'10" (5.60m x 5.46m)



Large floor to ceiling picture window, timber door to front garden. Tiled fireplace surround (fireplace not in use), 2 wall light points, decorative coving and cornices.



KITCHEN 11'10" x 11'9" (3.62m x 3.59m)



Range of base, wall and drawer units with complementary worktops. Single stainless steel sink and drainer. Door to rear garden. Original Vitrolite tiled walls.

HALLWAY

Radiator,

BEDROOM 1 14'3" x 10'9" (4.35m x 3.30m)



Radiator, pedestal wash hand basin, built-in triple wardrobe.

BEDROOM 2 11'10" x 10'10" (3.61m x 3.31m)



Radiator, 1 wall light point, mirrored door to walk-in wardrobe area.

BATHROOM



Coloured bathroom suite comprises w.c, pedestal wash hand basin, bath, heated towel rail.

Stairs to FIRST FLOOR LANDING

Wrought iron balustrade. Large storage cupboard housing hot water tank.

WASHROOM

Wash Hand basin and W.C.

BEDROOM 3 17'9" x 13'3" (5.42m x 4.05m)



Built-in wardrobe. Views over towards Colwyn Heights.

BEDROOM 4 13'0" x 11'10" (3.98m x 3.62m)



Pedestal wash hand basin, built-in dressing table. Sliding door to small walk-in dressing area.

BEDROOM 5/STUDY 14'3" x 6'0" (4.35m x 1.83m)



(Average measurement - sloping ceiling).

Outside

Wrought iron gates to driveway parking
For approximately 5 - 6 cars.

FRONT GARDEN

Hedge boundary. Large front garden area comprising lawn with flowerbeds, mature trees and bushes. Raised seating area.

SIDE GARDEN

Lawn with deep established borders.

REAR GARDEN



Lawn with established border. Outbuildings, w.c, cupboard housing gas fired central heating boiler (we are advised that the boiler is condemned), storage shed. Utility room with power and light, storage cupboard.

DOUBLE GARAGE 18'1" x 17'11" (5.53m x 5.48m)



With slide around timber doors.

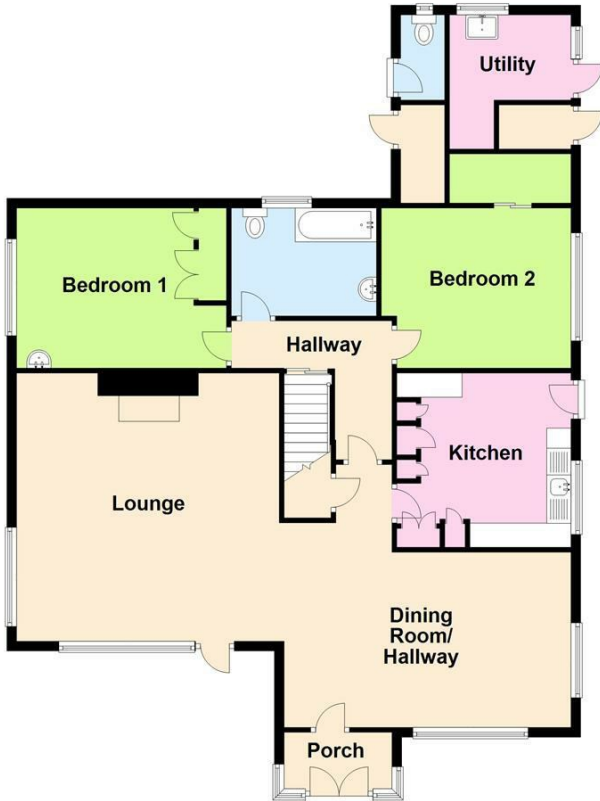
Tenure -
FREEHOLD

COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

Ground Floor

Approx. 129.9 sq. metres (1398.3 sq. feet)

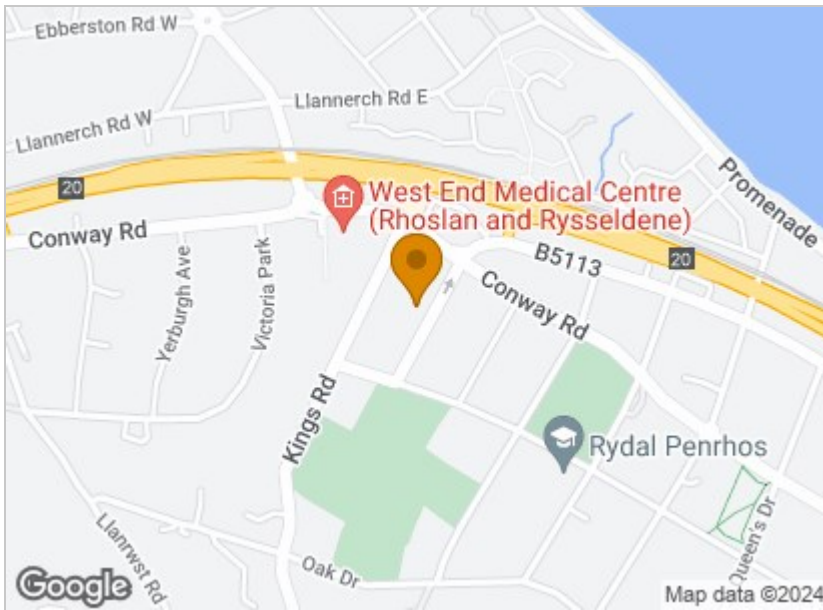


First Floor

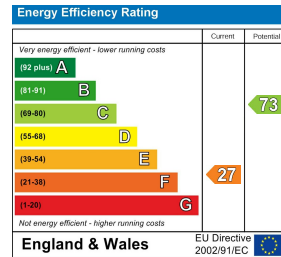
Approx. 88.6 sq. metres (953.2 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From the new Conwy County Borough Council offices in Colwyn Bay, proceed towards the West End, passing through the West End traffic lights, turn left into Kings Road and first left onto Lansdowne Road, first left into Grosvenor Road (one way street) and the property can be found on the left hand side. A51 17/06/22 Rev 19/12/23

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

