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## 428 Abergele Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9AB



**Auction Guide £160,000**



428 ABERGELE ROAD, OLD COLWYN, LL29 9AB IS A SUBSTANTIAL FIVE BEDROOM DOUBLE FRONTED PROPERTY WHICH IS IN NEED OF COMPREHENSIVE MODERNISATION. Situated close to the Aldi Store and Old Colwyn shops and close to the A55 expressway, situated in a slightly elevated position with views from the front elevation towards the sea and distant hills. The accommodation briefly comprises:- hall; 2-piece cloakroom; lounge with bay window; separate dining room with bay window; sitting room; ground floor bedroom/playroom; kitchen; first floor landing; 5 bedrooms and a 3- piece bathroom with overbath shower; a second shower is in one of the bedrooms. The property features gas fired central heating and partial upvc double glazing as specified. Outside - small front garden, drive for off road parking for two cars; rear garden/yard area with storerooms.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES

PRICE GUIDE IS £160,000 INCONJUNCTION WITH TOWN & COUNTRY AUCTIONS FOR SALE BY UNCONDITIONAL ONLINE AUCTION ON THE 28TH AUGUST, 2025

ALL INFORMATION CAN BE OBTAINED FROM TOWN AND COUNTRY PROPERTY AUCTIONS

Tel 0800 334 5090

**The accommodation comprises:**

Timber glazed door and side panels into:

**HALLWAY**

Radiator.

**CLOAKROOM**

Wash basin and w.c.

**LOUNGE 17'7" x 15'7" (5.36m x 4.76m)**



Timber tiled back and hearth fireplace with inset gas fire, picture rails, radiator, upvc double glazed bay window with limited sea views.

**DINING ROOM 17'10" x 12'6" (5.44m x 3.82m)**



Marble alabaster fireplace with inset gas fire, picture rails, radiator.



**GROUND FLOOR BEDROOM/PLAYROOM 15'7" x 8'8" (4.75m x 2.65m)**



Radiator, upvc double glazed window.

SITTING ROOM 18'9" x 9'4" (5.73m x 2.87m)



Built in storage cupboards, timber fire surround with open fire, two wall light points, radiator, cupboard housing hot water tank, upvc double glazed window.

KITCHEN 18'9" x 7'1" (5.74m x 2.18m)



Base, wall and drawer units with worktops, two stainless steel single sinks and drainers, space for fridge/freezer, space for automatic washing machine, 'Baxi' central heating boiler, space for electric cooker, upvc double glazed door to rear yard area.



A Staircase from the hallway leads to:

FIRST FLOOR LANDING

Loft hatch access.

BEDROOM 1 18'0" x 12'6" (5.49m x 3.83m)



Decorative fire surround, radiator, sea views to front of property.

VIEW FROM BEDROOM 1



DOUBLE ASPECT BEDROOM 2 15'7" x 11'10" (4.75m x 3.61m)



Decorative fire surround, wash hand basin, radiator, sea views to front of property.

### BEDROOM 3 15'7" x 12'0" (4.77m x 3.68m)



Decorative fire surround, radiator, upvc double glazed window to side of property.

### BEDROOM 4 15'9" x 9'4" (4.81m x 2.86m)



Corner shower unit with seat and electric shower, decorative fire surround, radiator.

### BEDROOM 5 9'11" x 9'4" (3.04m x 2.87m)



Radiator, upvc double glazed window.

### BATHROOM



Side panelled bath with electric shower over, pedestal wash hand basin, w.c., radiator, partially tiled walls.

### OUTSIDE

#### DRIVEWAY FOR OFF ROAD PARKING

At front for 2 cars.

#### SMALL SIDE GARDEN AREA



#### REAR COURTYARD GARDEN



Garden tool stores.

#### COUNCIL TAX BAND

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

#### TENURE

The property is held on a FREEHOLD tenure.

## Ground Floor

Approx. 96.7 sq. metres (1041.1 sq. feet)



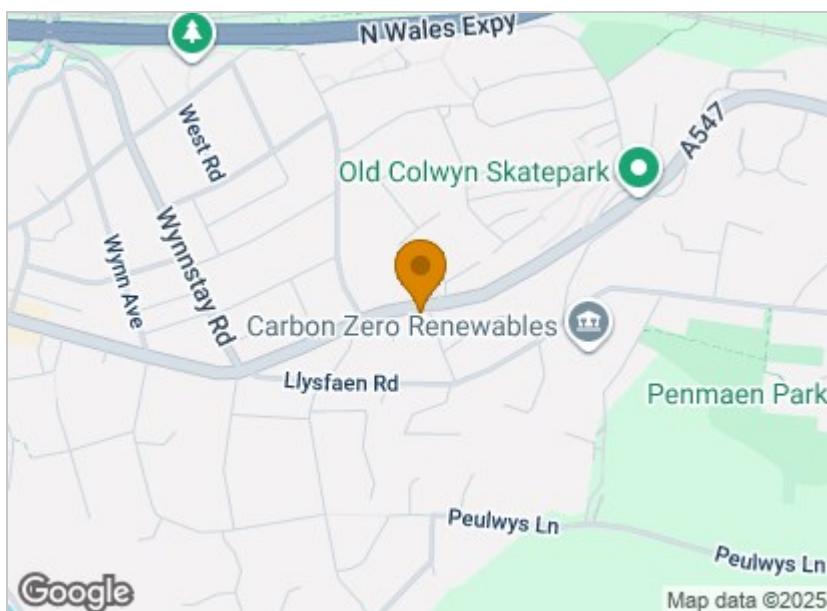
## First Floor

Approx. 96.4 sq. metres (1037.5 sq. feet)

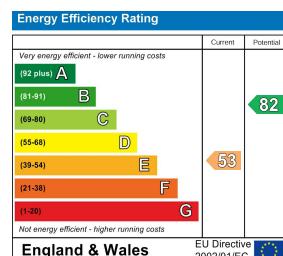


Total area: approx. 193.1 sq. metres (2078.5 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Eirias Park in Colwyn Bay proceed towards Old Colwyn at the roundabout take the 2nd exit and continue along Abergele Road through the shops, after passing Aldi on the right hand, continue up the hill for approximately ¼ of a mile and the property is on the right on the corner of Cambria Road. A390 19/09/24 REF 26/07/25 Rev 07/08/25

We will be pleased to arrange a viewing of this Home

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

