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Bryn Glas, Troon Way, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6AW



£260,000



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A DETACHED THREE BEDROOM CORNER HOME SITUATED CLOSE TO THE LOCAL GENERAL STORE, YSGOL PEN Y BRYN PRIMARY SCHOOL AND PEN Y BRYN PUBLIC HOUSE/RESTAURANT. COLWYN BAY TOWN CENTRE WITH ITS PEDESTRIANISED STATION ROAD, SHOPPING PRECINCT, RAILWAY STATION, PROMENADE AND ACCESS TO THE A55 EXPRESSWAY ARE WITHIN TWO MILES.

The accommodation comprises: open canopy porch; front door to entrance hall; lounge with bay window and double glazed sliding patio door to the side garden; kitchen; a door from the hall leads to the integral garage. A staircase from the entrance hall leads to the first floor landing; principal bedroom with en-suite three piece shower room; double aspect bedroom two with views towards the sea; bedroom three with built-in wardrobe; three piece bathroom. The property benefits from gas central heating and double glazed windows. Outside there are gardens to the front and side with lawn; drive to the integral garage and rear patio.

The accommodation comprises:

OPEN CANOPY PORCH

Upvc double glazed front door with side light to:

ENTRANCE HALL

Telephone point, radiator, vinyl floor, integral door to garage.

LOUNGE 16'0" x 14'5" including alcove and bay window. (4.88m x 4.40m including alcove and bay window.)



Brick pillars and wooden overmantle, tiled hearth to fireplace, coved ceiling, two radiators, understairs storage cupboard, double glazed patio door to side garden.

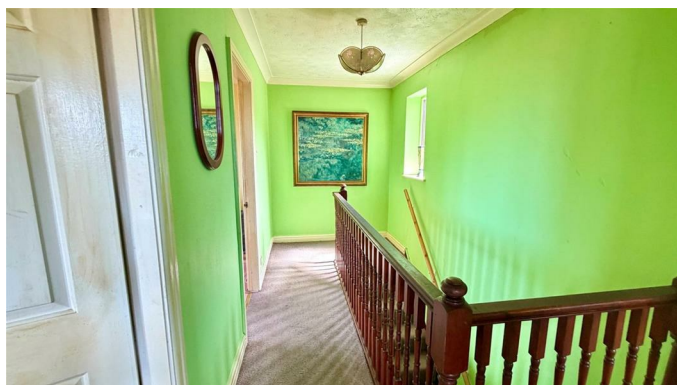
KITCHEN 10'2" x 7'0" (3.10m x 2.15m)



Range of floor and wall units with cupboards, drawers and round edge worktops incorporating inset 1½ bowl sink with mixer tap, space for cooker, spotlights, coved ceiling, wall tiling, vinyl flooring.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING



PRINCIPAL BEDROOM 13'7" x 8'11" (4.16m x 2.72m)



Coved ceiling, radiator, views towards the sea.

EN-SUITE SHOWER ROOM



Comprising tiled shower cubicle, pedestal wash hand basin, low flush w.c., wall tiling, ladder style towel rail.

DOUBLE ASPECT BEDROOM 2 15'1" x 10'9" maximum including recess (4.62m x 3.30m maximum including recess)



Coved ceiling, radiator, views of the sea.

BEDROOM 3 8'10" x 8'2" (2.71m x 2.50m)



Plus built-in wardrobe, radiator, sea view.

TILED 3-PIECE BATHROOM



Suite comprising corner bath with mains shower over and sidescreen, wash hand basin with display shelving and storage cabinets, close coupled w.c., ladder style towel rail, extractor, upvc double glazed window.

OUTSIDE



DRIVEWAY

Leads up to:

INTEGRAL GARAGE 18'1" x 8'11" (5.52m x 2.74m)

Up and over door, power and light, plumbing for washing machine and space for freezer, gas and electric meters.

FRONT AND SIDE GARDENS



With lawns, shrubs and hedges.

REAR TIERED PATIO



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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



Ground Floor

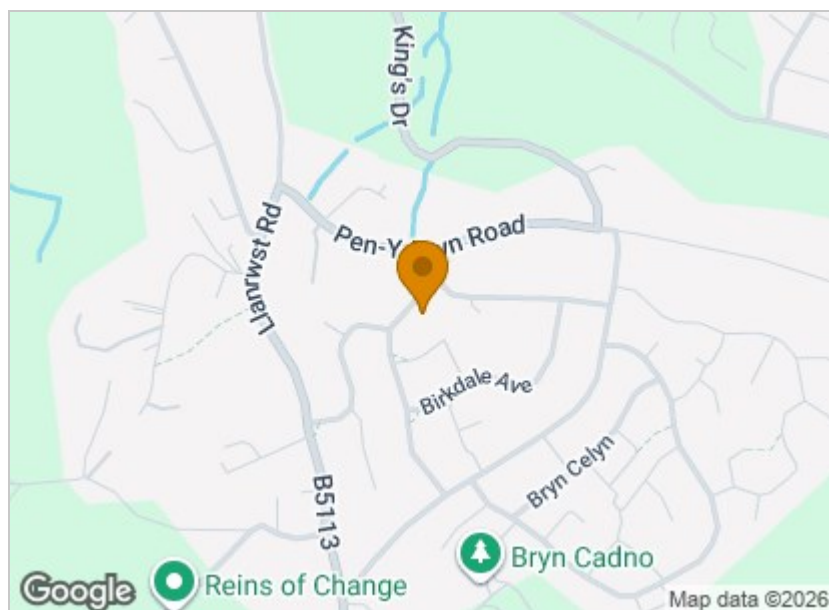


First Floor

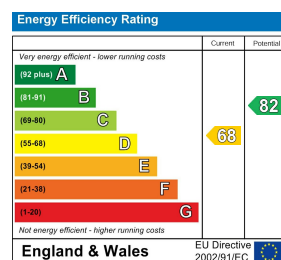
Total floor area 106.9 m² (1,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



Directions

From the Conwy Council offices in Colwyn Bay head towards Mochdre and after the traffic lights by Lidl turn left in to Kings Road, at the top of this road join Kings Drive, follow the road up the hill and at the top bear right on to Pen Y Bryn Road, Troon Way is approximately 300 yards on the left hand side, Bryn Glas is approximately 75 yards on the left. A944 21/07/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

