

**Bryan Davies
+ Associates**

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27 Smith Avenue, Old Colwyn, Colwyn Bay, Conwy,
LL29 8BE



No Onward Chain £239,950



www.bdahomesales.co.uk

THIS IS AN ABSOLUTELY GORGEOUS 2 BEDROOM SEMI DETACHED BUNGALOW with views to the sea from the rear elevation, situated in a very popular road close to Bryn Elian School, Old Colwyn shops and within easy distance of Eirias Park and the A55 expressway.

The accommodation briefly comprises:- porch; inner door to lounge; L-shaped kitchen/diner with integrated appliances; two double sized bedrooms and 4 piece bathroom including separate shower cubicle with multi function showers. From the inner hall there is access to the loft space which is ripe for conversion (subject to any planning consents being obtainable). The property features gas fired central heating, upvc double glazed windows. Outside – landscaped gardens to the front and rear and brick paved drive for off road parking.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

ON-LINE VIEWING AVAILABLE

The accommodation comprises:

ENTRANCE PORCH

Upvc double glazed front door to:

LOUNGE 18'10" x 9'8" (5.76m x 2.96m)



Wall mounted fire, coved ceiling, double radiator, upvc double glazed window



L-SHAPED KITCHEN/DINER 15'2" x 7'10" (4.64m x 2.40m)



(plus 1.91m x 1.38m - 6'3" x 4'6") Range of modern white gloss fronted base, wall and drawer units with round edge worktops, stainless steel sink with mixer tap, built in oven and four ring ceramic hob and cooker hood over, wall tiling, floor tiling, integrated fridge/freezer and dishwasher, double radiator, upvc double glazed window and French door to rear garden.



BEDROOM 1 13'4" x 10'7" (4.07m x 3.24m)



Radiator, upvc double glazed window, view towards sea.

BEDROOM 2 15'10" x 7'10" (4.83m x 2.39m)



Radiator, upvc double glazed window.



4 PIECE BATHROOM



Panel bath, pedestal wash hand basin and close couple w.c., multi function shower cubicle with wall and floor tiling, ladder style towel rail, upvc double glazed window.



INNER HALL

Provides a 'Slingsby' style ladder to:

LOFT SPACE

With scope for conversion (subject to any planning consents being obtainable).

OUTSIDE

FRONT GARDEN



With lawn and established shrubs.

BRICK PAVED DRIVE

For off road parking.

REAR GARDEN



Paved patio with flower borders and sea views.
Aluminium framed greenhouse.



VIEW FROM REAR



TENURE

The property is held on a Freehold tenure.

COUNCIL TAX BAND

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



Ground Floor

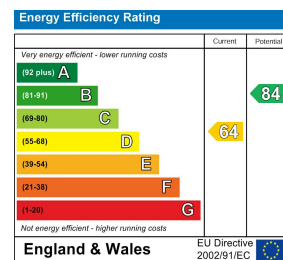


Ground Floor

Area Map



Energy Efficiency Graph



Directions

From Eirias Park head towards Old Colwyn at the roundabout take the fourth exit on to Holyroad Avenue, first turning on your left on to Smith Avenue and the property is on your left hand side within 150 yards. Ref: A242 30/05/23 REV 31/08/23

We will be pleased to arrange a viewing of this Home

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e mail: llandudno@bdahomesales.co.uk

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.

