

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

25 Wynn Avenue, Old Colwyn, Colwyn Bay, Conwy,
LL29 9RF



£279,950

3 1 1 D

www.bdahomesales.co.uk

A BEAUTIFULLY PRESENTED AND UPGRADED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN POPULAR OLD COLWYN WITHIN 250 YARDS OF ALDI AND ACCESS TO THE OLD COLWYN SHOPS, NEAR TO THE NEW PROMENADE AND BEACH, CLOSE TO COLWYN BAY SCHOOLS AS WELL AS THE A55 EXPRESSWAY. The accommodation briefly comprises: hall; lounge with bay window; kitchen diner; separate utility room and wc; first floor landing; two good sized double sized bedrooms and a third single bedroom; modern 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows; the outdoor space, whether it's a garden or a patio, provides a lovely area for outdoor dining, with a driveway for a small car at the rear.

The accommodation briefly comprises:-

STORM PORCH

With chequerboard tiled floor. Composite door with side glazed window into:-

HALLWAY



Radiator, wooden parquet flooring, under stairs cupboard.

LOUNGE 13'9" x 13'8" (4.21m x 4.19m)



Upvc double glazed bay window, wooden floorboards, radiator, wooden fire surround with tiled back and electric stove fire.



KITCHEN DINER 13'3" x 10'7" max (4.04m x 3.23m max)



Range of wall, base and drawer units in cashmere with marble effect worktops and tiled splashbacks, composite single sink and drainer and mixer tap, integral electric oven and gas hob with chimney style extractor above, integral fridge freezer, integrated dishwasher, vertical radiator, upvc double glazed french door to garden.



UTILITY 9'2" x 7'9" max (2.80m x 2.37m max)



Range of base units and worktops, space for automatic washing machine and dryer, space for fridge freezer, single sink and taps, 'Worcester' gas fired central heating boiler, upvc glazed door to side garden.

SEPARATE WC



Stairs to first floor

LANDING

Loft hatch access.

BEDROOM 1 14'4" x 13'9" (4.37m x 4.21m)



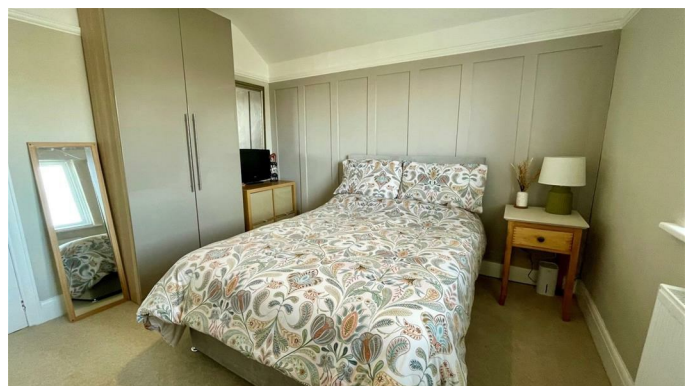
Upvc double glazed bay window, wall panelling, radiator.



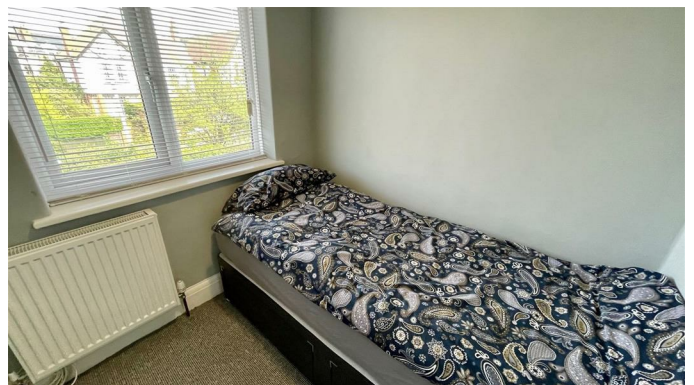
BEDROOM 2 10'11" x 10'6" (3.35m x 3.22m)



Wall panelling, upvc double glazed window, radiator.



BEDROOM 3 6'10" x 6'4" (2.09m x 1.94m)



Upvc double glazed window, radiator.

BATHROOM



Side panelled bath, vanity wash hand basin, low flush wc, over bath shower with hand held and drench attachments, shelved alcove, ladder style heated towel rail.

FRONT GARDEN



Lawned area with paved archway, timber gate, established trees and bushes.

REAR GARDEN

Gravelled area with timber shed and side storage shed, water tap, parking space to the side of the property off station road (gated and fenced).

SIDE GARDEN



Patio seating area into established planting in raised beds, lawn area with side beds with established trees and bushes, side gate and fence boundary, small timber storage shed.

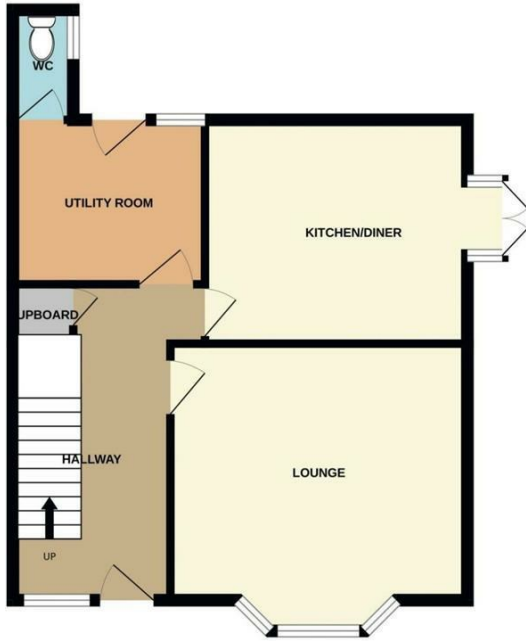


COUNCIL TAX

Is 'D' as obtained from conwy.gov.uk.

TENURE

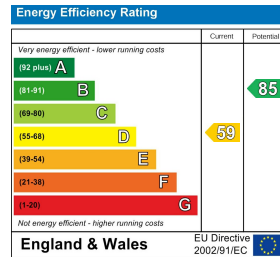
Freehold



Area Map



Energy Efficiency Graph



Directions

From Rhos on sea sea front promenade proceed towards Colwyn Bay turn right at the signposted for Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, take the eighth left turn onto Wynn Avenue, No 25 can be found on the left hand side. Ref A455 03/05/24 - REV 20/05/2024

We will be pleased to arrange a viewing of this Home

01492 875125

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.

