

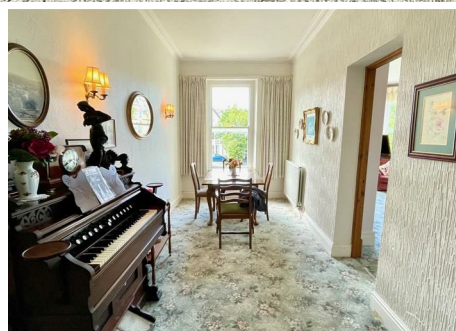
**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## Morannedd, 6 Marine Road, Colwyn Bay, Conwy, LL29 8PH



**£430,000**

 9  4  5  D

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS SUBSTANTIAL 4 STOREY VICTORIAN DETACHED RESIDENCE SITS ON A GOOD SIZED PLOT CLOSE TO ALL COLWYN BAY AMENITIES AND WITHIN 300 YARDS OF COLWYN BAY PROMENEADE. THE PROPERTY HAS BEEN INFORMALLY CONVERTED OVER A NUMBER OF YEARS INTO 3 FLATS WITH THE POTENTIAL TO DEVELOP THE BASEMENT.

The accommodation briefly comprises:- Ground Floor with lounge; kitchen; utility room; 3 bedrooms; bathroom and cloakroom. First Floor with dining/hallway; lounge; kitchen; study; principal bedroom with en-suite; bathroom; second bedroom and 2 piece washroom. Top Floor with lounge; kitchen; 4 bedrooms and 2 shower rooms. The property features individual gas heating to each floor and upvc double glazed windows to the top floor. Outside lovely garden to the front of the property with lawn, flower beds, shrubs and mature trees and driveway for off road parking for several cars leads to corrugated iron garaging for 4 or 5 cars depending on size.

The property comprises:

#### STORM PORCH

Glazed timber FRONT DOOR into:

#### HALLWAY

Meter cupboard, radiator.

#### GROUND FLOOR

DOUBLE ASPECT LOUNGE 22'1" x 15'8" maximum (6.74m x 4.80m maximum)



Feature fireplace with space for gas fire, two radiators, bay window with single glazed sash window.

DUAL ASPECT GROUND FLOOR BEDROOM 17'10" x 13'8" maximum (5.46m x 4.17m maximum)



Radiator, single glazed bay window, upvc double glazed side window.

#### Door to Inner Hallway

#### SEPARATE W.C.

Pedestal wash hand basin, w.c., radiator.

KITCHEN/DINER 14'10" x 14'1" maximum (4.53m x 4.31m maximum)



Range of wall, base and drawer units in country cream with complementary worktops, space for gas cooker, space for under counter fridge and freezer, double stainless steel sink and drainer with mixer tap, space for dishwasher, radiator.

UTILITY 15'1" x 7'10" maximum (4.60m x 2.40m maximum)



Cupboard housing hot water tank, floor mounted 'Worcester' gas central heating boiler, unit housing sink and drainer, space for automatic washing machine, large pantry/storage cupboard, understairs storage cupboard, door to rear garden.

Stairs from the Utility lead to Upper Floor Study/Hobbies Room

#### GROUND FLOOR BATHROOM

Corner shower cubicle with electric shower, pedestal wash hand basin, radiator, raised disability bath, partial wall tiling.

GROUND FLOOR BEDROOM 2 20'4" x 12'11" maximum  
(6.22m x 3.96m maximum)



Two radiators, three single glazed sash windows.

GROUND FLOOR BEDROOM 3 10'2" x 7'11" maximum  
(3.12m x 2.42m maximum)

Partially sloped ceiling, small storage cupboard, single glazed sash window.

Glazed timber door from Hallway leads to stairs leading to:

FIRST FLOOR LANDING

Timber decorative door to:

SELF CONTAINED FIRST FLOOR

DINING/HALLWAY



2 radiators.

DUAL ASPECT LOUNGE 20'9" x 15'8" (max) (6.34m x 4.79m  
(max))



Single glazed sash bay window, 2 radiators, timber fireplace, 2 wall light points.

BEDROOM 2 14'3" x 14'1" (max) (4.35m x 4.31m (max))



Wall light point, radiator.

SEPARATE W.C.



W.C., pedestal wash hand basin, chrome ladder style towel rail, fuse cupboard, radiator.

BEDROOM 1 13'9" x 13'1" (max) (4.20m x 3.99m (max))



3 upvc double glazed windows, radiator. Dressing area with radiator.

### EN-SUITE BATHROOM



Coloured bathroom suite comprising tiled inset bath, fully tiled shower cubicle, pedestal wash hand basin, wc, radiator, chrome/ladder style towel rail.

KITCHEN/DINER 17'0" x 14'0" (max) (5.20m x 4.27m (max))



Range of wall, base and drawer units with complementary worktops. Space for 2 under counter fridges and under counter freezer. Single sink unit and drainer, space for electric cooker, partially tiled walls.

4 steps down to:

STUDY/ HOBBIES ROOM 15'1" x 11'1" (4.62m x 3.40m)



Radiator, stairs down to ground floor Utility.

### SECOND FLOOR

Self contained door to:

#### HALL

Radiator.

DOUBLE ASPECT LOUNGE 17'1" x 15'9" (5.21m x 4.82m )



Fire surround, upvc double glazed window and 2 double radiators.

KITCHEN 13'7" x 9'3" (4.16m x 2.84m)



Base, wall and drawer units, rolled edge worktops, stainless steel sink, upvc double glazed window, radiator, 'Logic' gas fired combination central heating and hot water boiler.

DOUBLE BEDROOM 1 19'10" x 13'9" (6.06m x 4.21m)



UPVC double glazed window and 2 double radiators.

BEDROOM 2 14'4" x 14'0" (4.37m x 4.29m)



Upvc double glazed window and double radiator.

### BEDROOM 3 14'0" x 10'7" (4.27m x 3.23m )

Upvc double glazed window and double radiator.

### BEDROOM 4 13'8" x 8'0" (4.19m x 2.46m)

Upvc double glazed window, radiator.

### 3 PIECE SHOWER ROOM



Radiator, 'Velux' double glazed sky light window.

### 2ND THREE PIECE SHOWER ROOM



Radiator, 'Velux' double glazed skylight window.

### BASEMENT

#### POTENTIAL FOR DEVELOPMENT

#### First Section

2 rooms (not head height) for storage. WC.

TOOL SHED (Potential for development) 12'11" x 7'11" (3.94m x 2.43m )

ROOM 1 15'9" x 12'2" max (4.82m x 3.73m max)

ROOM 2 20'6" x 15'2" max (6.25m x 4.63m max)

#### ROOM 3

Small Cupboard.

### OUTSIDE

#### GARDEN

Surrounding the property with lawn, flower beds, shrubs and trees.

### FRONT GARDEN



### GOOD PARKING AREA TO THE FRONT

#### DRIVEWAY

Leading to outbuildings, tool shed, large outbuilding houses several cars, hardstanding area to rear. Side gate to front garden, fence boundary.

### LARGE GARAGE



Large corrugated iron garage with room for 2 cars or 4 small cars.

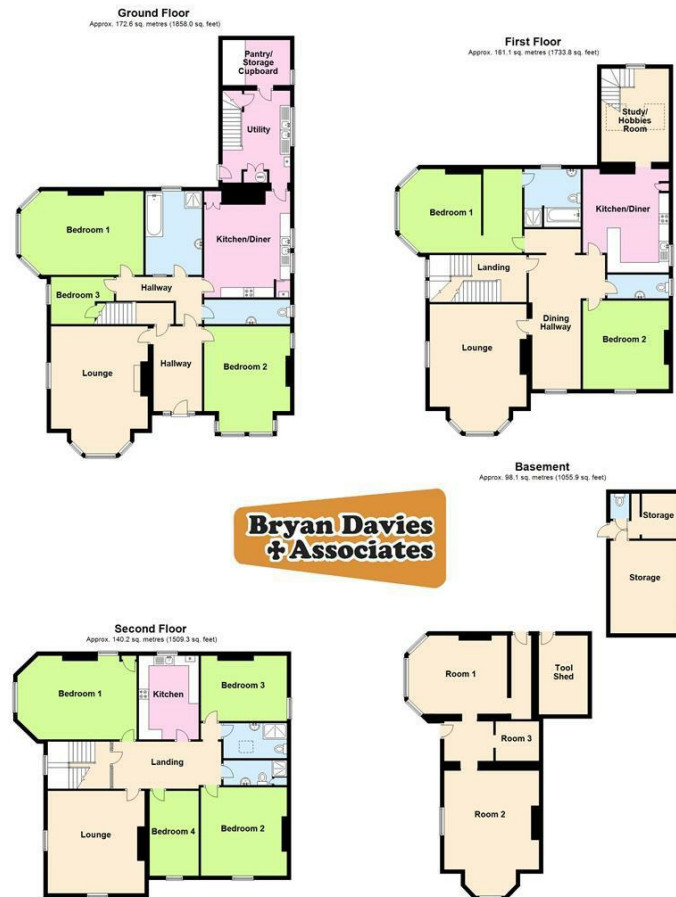
SECOND GARAGE with roller door 18'9" x 7'5" max (5.74m x 2.28m max )

#### TENURE

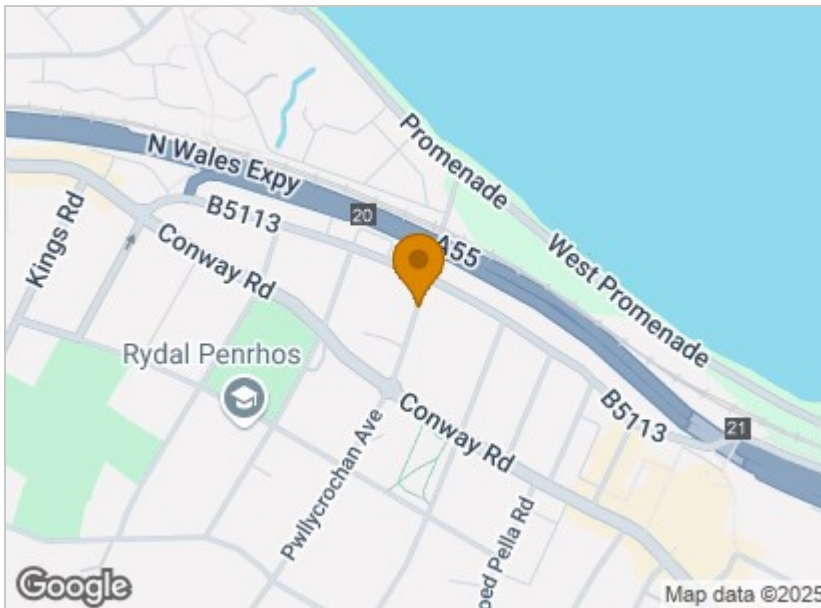
The property is held on a Freehold tenure.

#### COUNCIL TAX

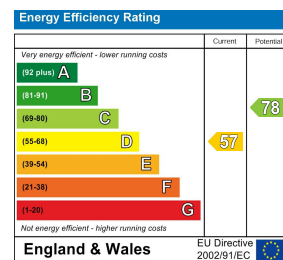
Is 'G' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



## Area Map



## Energy Efficiency Graph



## Directions

From the new Conwy County Borough Council office in Colwyn Bay on Abergele Road proceed west heading for Mochdre, at the mini roundabout turn right onto Marine Road and the property is on your right hand side within 200 yards. A491 22/06/24 Rev 28/04/25

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.

