

**Bryan Davies  
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## 5 Highfield Road, Colwyn Bay, Conwy, LL29 7UF



No Onward Chain £125,000

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THIS IS A GOOD SIZED MID TERRACED THREE BEDROOM HOME WHICH IS IN NEED OF UPDATING situated close to Colwyn Bay shops and within easy access to the A55 east and westbound Expressway. The accommodation briefly comprises;- porch; hall; lounge with bay window; separate dining room; kitchen; modern ground floor 3-piece shower room; first floor landing; 3 bedrooms; separate w.c, The property features gas fired central heating, upvc double glazed windows. Outside - small garden to the front, rear courtyard and storage shed (roof needs replacing).

THE PROPERTY IS IN NEED OF UPDATING

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

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

**PORCH**

Inner door to:-

**HALL**

Radiator.

**LOUNGE 14'6" x 11'7" (4.42m x 3.55m)**



Into upvc double glazed bay window, tiled surround with gas fire, radiator.

**DINING ROOM 13'2" x 9'9" (4.03m x 2.99m)**



Tiled surround with gas fire, upvc double glazed window, radiator.

**KITCHEN 11'8" x 8'8" (3.58m x 2.65m)**



Range of base, wall and drawer units with worktops, stainless steel sink, plumbing for a washing machine, upvc double glazed window and rear door. 'Worcester 24 SI' gas fired central heating and hot water boiler.

**GROUND FLOOR MODERN 3-PIECE SHOWER ROOM**



Large shower stall, electric shower and seat, pedestal wash hand basin and close coupled w.c, in White, plastic wall cladding, upvc double glazed windows, radiator.

**FIRST FLOOR LANDING**

**BEDROOM 1 15'2" x 12'0" (4.63m x 3.67m)**



Original fire surround, upvc double glazed windows, radiator.

BEDROOM 2 13'1" x 9'5" (4.01m x 2.89m)



Upvc double glazed window, radiator.

BEDROOM 3 8'11" x 8'9" (2.74m x 2.69m)



Upvc double glazed window, radiator.

SEPARATE W.C.

OUTSIDE

SMALL FRONT GARDEN AREA

REAR COURTYARD

Storage room. (Roof needs replacing).

TENURE - FREEHOLD

COUNCIL TAX BAND

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

## Ground Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



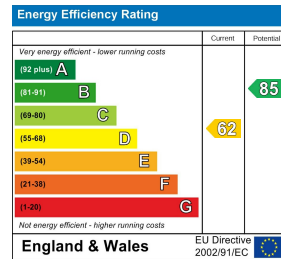
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Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From the entrance to Eirias Park head towards Colwyn Bay, after less than a ¼ of a mile turn left at the Park Hotel onto Nant y Glyn Road first right on to Nant y Glyn Avenue, first right into Highfield Road and the property is on the left hand side. REF: A520 25/07/24 REV 26/07/24

We will be pleased to arrange a viewing of this Home

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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.

