

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

Nythfa, 7 Smith Avenue, Old Colwyn, Colwyn Bay,  
Conwy, LL29 8BE



No Onward Chain £230,000

 3  1  2  D

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

THIS SURPRISINGLY SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE IS ON THREE LEVELS SITUATED CLOSE TO BRYN ELIAN SCHOOL AS WELL AS YSGOL EIRIAS IN COLWYN BAY situated on this popular road within easy access of Old Colwyn shopping as well as Colwyn Bay and the A55 Expressway.

The accommodation briefly comprises:- porch; hall; lounge with bay window; separate dining room with bay window; stairs that lead down to the kitchen breakfast room with range of modern units and built-in appliances and patio door leading to the rear garden. First floor landing; three bedrooms and 3-piece bathroom. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to front and rear and drive for off road parking.

**The accommodation comprises:**

Upvc double glazed double opening doors to:

#### PORCH

Tiled floor, upvc double glazed door to:

#### HALL



Oak flooring, dado rails, coving. understairs area, upvc double glazed coloured leaded window.

#### LOUNGE 14'5" x 11'9" (4.41m x 3.59m)



into bay window, fire surround with marble back and hearth with inset Coal Effect 'Living Flame' fire, picture rails, coving, display shelving, oak flooring, upvc double glazed window, radiator.

#### DINING ROOM 11'3" x 11'3" (3.44m x 3.44m)



plus upvc double glazed bay window with views, dado rails, coving, wall mounted electric 'Living Flame' fire, marble hearth, oak effect flooring, double radiator.

#### LANDING AREA

Oak flooring, two radiators, upvc double glazed window and upvc double glazed coloured leaded window and staircase to:

#### LOWER GROUND FLOOR

#### KITCHEN / BREAKFAST ROOM 15'8" x 11'1" (4.79m x 3.40m)



Fitted range of white gloss fronted wall, base and drawer units with round edge worktops and decorative wall tiling, beamed ceilings, decorative lighting, integrated appliances include double electric 'Hotpoint' oven, four ring ceramic hob and splashback, inset 1½ bowl sink unit and mixer tap, plumbing for automatic washing machine, 'Hotpoint' dishwasher, cupboard housing wall mounted, 'Espirit Eco' gas fired central heating and hot water boiler, display shelving, radiator, tile effect lino flooring, upvc double glazed windows and upvc double glazed door to rear garden. Tile effect lino flooring, radiator, archway through to:-



**UTILITY ROOM 8'7" x 5'7" (2.62m x 1.71m)**

Gloss fronted base units with round edge worktops, space for drier and fridge and freezer, recessed downlighters to ceiling extractor, integral under floor storage cupboard.

A staircase from the entrance hall leads to:

**FIRST FLOOR LANDING**

Dado rails, access to roof space, upvc double glazed coloured leaded window.

**BEDROOM 1 14'11" x 9'4" (4.56m x 2.86m)**



Into upvc double glazed bay window plus full width built-in wardrobes, matching drawers and corner display shelving, picture rails, telephone point, double radiator.

**BEDROOM 2 11'8" x 11'4" (3.57m x 3.46m)**



Picture rails, upvc double glazed window with views to the sea over Old Colwyn, radiator.



**BEDROOM 3 7'6" x 7'4" (2.30m x 2.24m)**



Picture rails, upvc double glazed window, radiator.

**TILED 3-PIECE BATHROOM**



Comprising of panel bath with mixer tap and side shower screen, pedestal wash hand basin, close coupled w.c., panelled ceiling with recessed spotlight, display shelving, lino flooring, upvc double glazed window, radiator.

**Outside**

**FRONT GARDEN**

With Block paviour driveway provides off street parking, circular patio, raised flower beds and shrubs.

## REAR GARDEN



With full width decorative paved patio, seating area, raised flower beds, lawn, seating area, garden shed, outside tap, steps up to side gated access.

### Tenure

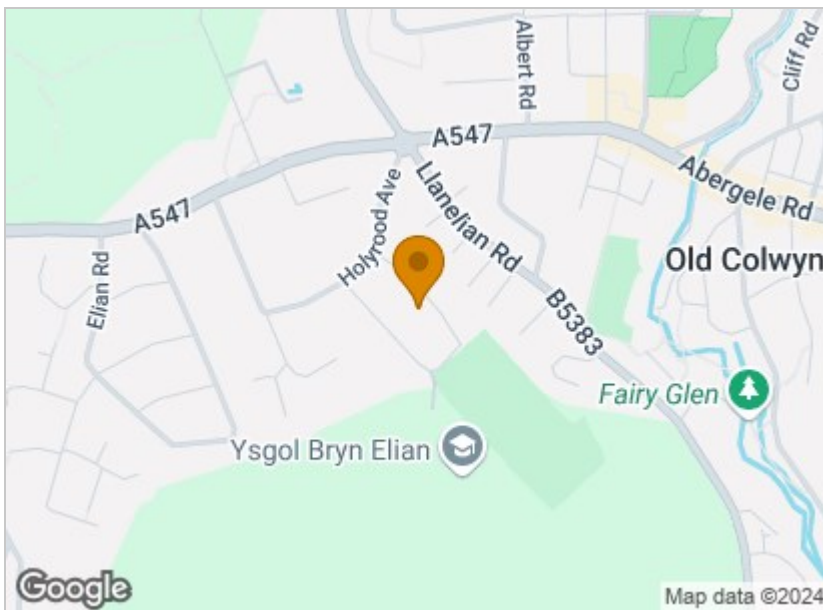
FREEHOLD

### COUNCIL TAX BAND

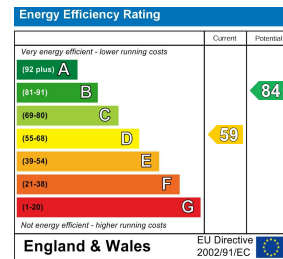
is "C" obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)



**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 60 yards. Ref : A553 03/09/24 Rev 19/09/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

