

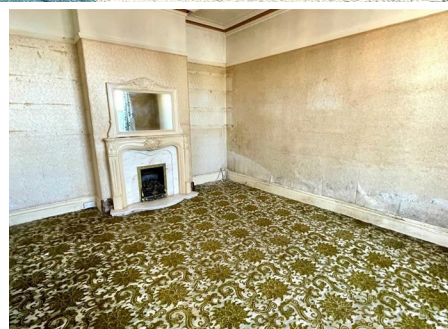
**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**428 Abergele Road, Old Colwyn, Colwyn Bay,
Conwy, LL29 9AB**



No Onward Chain £330,000

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www.bdahomesales.co.uk

We are pleased to bring to the market to be sold as a whole 428 ABERGELE ROAD, OLD COLWYN, LL29 9AB AND 2 CAMBRIA ROAD, OLD COLWYN, LL29 9AG which was originally one home. No. 428 Abergele Road is a SUBSTANTIAL FIVE BEDROOM DOUBLE FRONTED PROPERTY WHICH IS IN NEED OF COMPREHENSIVE MODERNISATION and 2 Cambria Road IS A GOODS SIZED TWO BEDROOM COTTAGE STYLE HOME WHICH IS IN NEED OF SOME UPDATING. Situated close to the Aldi Store and Old Colwyn shops and close to the A55 expressway, situated in a slightly elevated position with views from the front elevation towards the sea and distant hills. The main house comprises:- The accommodation briefly comprises:- hall; 2-piece cloakroom; lounge with bay window; separate dining room with bay window; sitting room; ground floor bedroom/playroom; kitchen; first floor landing; 5 bedrooms and a 3-piece bathroom with overbath shower; a second shower is in one of the bedrooms. The property features gas fired central heating and partial upvc double glazing as specified. Outside - small front garden, drive for off road parking for two cars; rear garden/yard area with storerooms. 2 Cambria Road, Old Colwyn - The accommodation briefly comprises:- front door to sitting room with access to a kitchen/breakfast room; first floor; two double sized bedrooms; 3-piece bathroom. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside - very small strip of garden to the front.

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

The accommodation comprises:

Timber glazed door and side panels into:

HALLWAY

Radiator.

CLOAKROOM

Wash basin and w.c.

LOUNGE 17'7" x 15'7" (5.36m x 4.76m)



Timber tiled back and hearth fireplace with inset gas fire, picture rails, radiator, upvc double glazed bay window with limited sea views.

DINING ROOM 17'10" x 12'6" (5.44m x 3.82m)



Marble alabaster fireplace with inset gas fire, picture rails, radiator.



GROUND FLOOR BEDROOM/PLAYROOM 15'7" x 8'8" (4.75m x 2.65m)



Radiator, upvc double glazed window.

SITTING ROOM 18'9" x 9'4" (5.73m x 2.87m)



Built in storage cupboards, timber fire surround with open fire, two wall light points, radiator, cupboard housing hot water tank, upvc double glazed window.

KITCHEN 18'9" x 7'1" (5.74m x 2.18m)



Base, wall and drawer units with worktops, two stainless steel single sinks and drainers, space for fridge/freezer, space for automatic washing machine, 'Baxi' central heating boiler, space for electric cooker, upvc double glazed door to rear yard area.



A Staircase from the hallway leads to:

FIRST FLOOR LANDING

Loft hatch access.

BEDROOM 1 18'0" x 12'6" (5.49m x 3.83m)



Decorative fire surround, radiator, sea views to front of property.

VIEW FROM BEDROOM 1



DOUBLE ASPECT BEDROOM 2 15'7" x 11'10" (4.75m x 3.61m)



Decorative fire surround, wash hand basin, radiator, sea views to front of property.

BEDROOM 3 15'7" x 12'0" (4.77m x 3.68m)



Decorative fire surround, radiator, upvc double glazed window to side of property.

BEDROOM 4 15'9" x 9'4" (4.81m x 2.86m)



Corner shower unit with seat and electric shower, decorative fire surround, radiator.

BEDROOM 5 9'11" x 9'4" (3.04m x 2.87m)



Radiator, upvc double glazed window.

BATHROOM



Side panelled bath with electric shower over, pedestal wash hand basin, w.c., radiator, partially tiled walls.

OUTSIDE

DRIVEWAY FOR OFF ROAD PARKING

At front for 2 cars.

SMALL SIDE GARDEN AREA



REAR COURTYARD GARDEN



Garden tool stores.

COUNCIL TAX BAND

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

TENURE

The property is held on a FREEHOLD tenure.

2 CAMBRIA ROAD,
OLD COLWYN, COLWYN BAY, CONWY, LL29 9AG

THIS IS A GOOD SIZED TWO BEDROOM SEMI DETACHED COTTAGE STYLE HOME IN NEED OF SOME UPDATING situated close to the Aldi store and Old Colwyn shops and within easy access of the A55 Expressway. The accommodation briefly comprises:- front door to sitting room with access to a kitchen/breakfast room; first floor; two double sized bedrooms; 3-piece bathroom. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside - very small strip of garden to the front.

The Accommodation Comprises:-

Steps down to:-

Upvc PART DOUBE GLAZED DOOR

Into:-

SITTING ROOM/DINER 15'8" x 13'10" (4.79m x 4.22m)



Decorative timber fireplace surround, understairs storage, radiator, upvc door to rear yard area.
(No garden area to the rear, pedestrian access only).

KITCHEN 15'2" x 9'2" (4.64m x 2.80m)



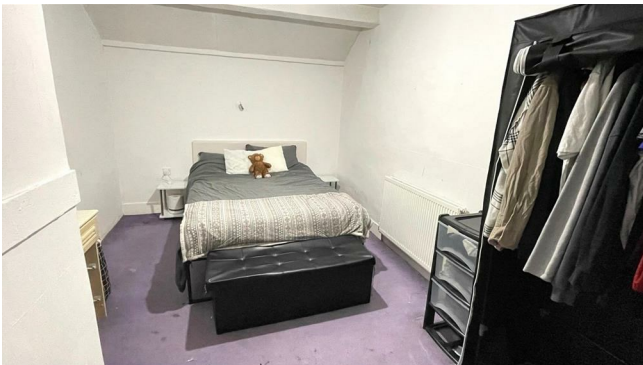
Base, wall and drawer units and worktops with tiled splashbacks and partly tiled walls. Space for fridge/freezer, space for automatic washing machine, space for electric cooker, single stainless steel sink and drainer. 'Logic' gas central heating/hot water boiler, extractor fan.

Stairs to:-

FIRST FLOOR (FROM SITTING ROOM)
Storage cupboard.



BEDROOM 1 14'6" x 9'2" (4.42m x 2.81m)



Radiator, limited sea views.

BEDROOM 2 15'4" x 9'2" (4.68m x 2.80m)



Radiator, limited sea views.

BATHROOM



Side panelled bath and shower tap attachment, pedestal wash hand basin, w.c, partially tiled walls, shelved airing cupboard.

OUTSIDE

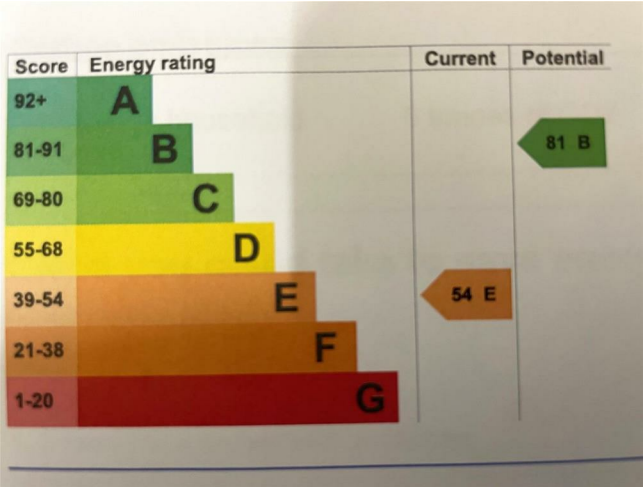
Pedestrian right of access over the rear yard.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE - 2 CAMBRIA ROAD



Ground Floor

Approx. 96.7 sq. metres (1041.1 sq. feet)



First Floor

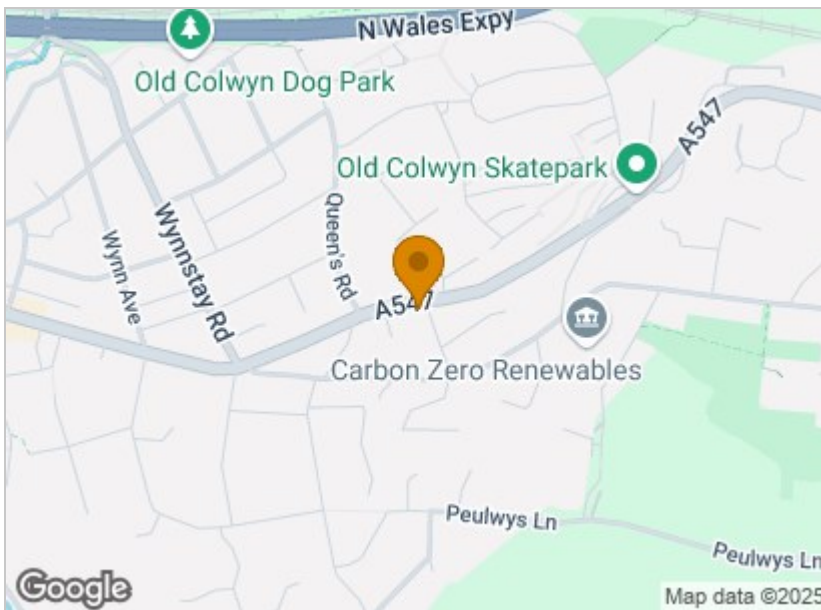
Approx. 96.4 sq. metres (1037.5 sq. feet)



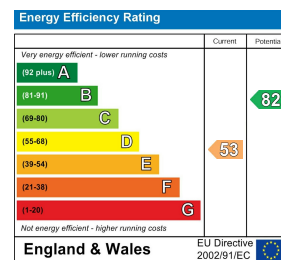
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& Associates**

Total area: approx. 193.1 sq. metres (2078.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Eirias Park in Colwyn Bay proceed towards Old Colwyn at the roundabout take the 2nd exit and continue along Abergele Road through the shops, after passing Aldi on the right hand, continue up the hill for approximately ¼ of a mile and the property is on the right on the corner of Cambria Road. A390 19/09/24 Rev 26/03/25

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.

