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No Onward Chain £450,000



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THIS SPACIOUS PERIOD FIVE BEDROOM DETACHED FAMILY SIZED HOME IS SITUATED CLOSE TO OLD COLWYN AND COLWYN BAY AS WELL AS BRYN ELIAN AND YSGOL EIRIAS SECONDARY SCHOOLS AND WITHIN EASY ACCESS TO THE EAST AND WESTBOUND A55 EXPRESSWAY LEADING TO HOLYHEAD AND CHESTER.

The accommodation briefly comprises:- canopied entrance with glazed coloured leaded front door and sidelights to porch; entrance hall; lounge; separate dining room with serving hatch to morning room; kitchen; walk-in pantry; conservatory with double opening doors to rear garden; en-suite 2 piece cloakroom; utility room; double aspect sitting room. A staircase from the Entrance hall leads to first floor landing; bedroom one with full length wardrobes; double aspect bedroom two; double aspect bedroom three with distant hill views; bedroom four with built-in double wardrobe; bedroom five; two piece shower room and separate w.c. The property features gas fired central heating and upvc double glazed windows. Outside – front garden with driveway for off road parking which leads to a single car garage; large rear garden with lawn, flower beds, shrubs, trees and fruit trees.

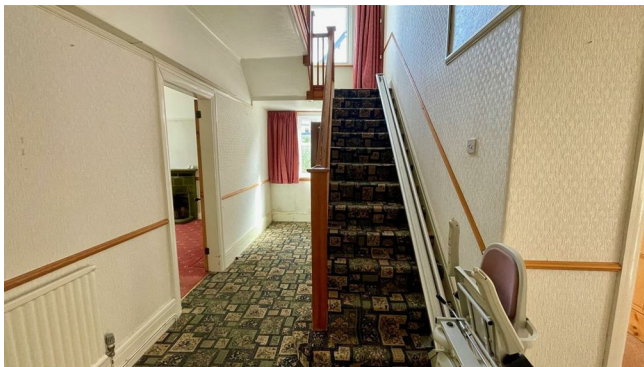
The accommodation comprises:

Canopied entrance with light, decorative tiling, glazed coloured leaded front door and sidelights to:

PORCH

Dado rails, coving, decorative floor tiling, glazed coloured leaded front door and sidelights to:

ENTRANCE HALL



Picture and dado rails, coving, understairs cupboard with gas and electric meter, double and single radiators, upvc double glazed window.

LOUNGE 14'11" x 14'9" (4.56m x 4.50m)



Into upvc double glazed bay window, decorative open fireplace with tiled back and slate hearth, four wall light points, picture rails, coving, two double radiators.

DINING ROOM 16'4" x 12'10" (5.00m x 3.93m)



Into upvc double glazed bay window, cast iron fire surround with slate hearth and display mantle over, shelving to recess, serving hatch to morning room, four wall lights points, coving, picture rails, two double radiators.

MORNING ROOM 12'10" x 9'4" (3.92m x 2.86m)



Inglenook fireplace with tiled hearth and pot belly stove, two built in pine fronted double cupboards to recess, coving, double radiator, side aspect upvc double glazed window.

KITCHEN 11'6" x 7'7" (3.52m x 2.33m)



Fitted range of oak effect base, wall and drawer units with round edge worktops with decorative wall tiling, inset 1½ bowl sink and mixer tap, integrated fridge, 'Zanussi' double oven and microwave, four ring ceramic hob and cooker hood, under unit lighting, upvc double glazed window.

WALK-IN PANTRY/STORE CUPBOARD

Quarry tiled floor, upvc double glazed window, glazed door to:

CONSERVATORY 12'7" x 10'9" (3.86m x 3.30m)



Tiled floor, double opening doors to rear garden.



EN-SUITE 2 PIECE CLOAKROOM

Wash hand basin and w.c.

UTILITY ROOM

Round bowl sink unit and mixer tap, shelving, plumbing for washing machine, 'British Gas' boiler.

DOUBLE ASPECT SITTING ROOM 11'7" x 10'11" (3.55m x 3.34m)



Decorative fire surround, coving, radiator, double aspect upvc double glazed windows to rear and side.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Picture rail, radiator, double aspect windows.

BEDROOM 1 14'8" x 12'3" (4.49m x 3.75m)



Plus full length wardrobes, drawers and top cupboards and into bay window, coving, double radiator.

DOUBLE ASPECT BEDROOM 2 17'7" x 12'11" (5.37m x 3.94m)



Into upvc double glazed window, decorative fire surround, picture rails, coving, two double radiators.

DOUBLE ASPECT BEDROOM 3 11'7" x 10'11" (3.55m x 3.34m)



Decorative fire surround, corner shower, picture rails, radiator, upvc double glazed window with distant hill views.

VIEW FROM BEDROOM 3



BEDROOM 4 12'10" x 9'9" (3.93m x 2.99m)



Plus wardrobe, decorative fireplace, built-in double wardrobe, radiator, upvc double glazed window.

BEDROOM 5 12'10" x 9'2" (3.93m x 2.81m)

Radiator, upvc double glazed window.

2 PIECE SHOWER ROOM



Wall tiling, ladder style towel warmer, airing cupboard with hot water tank, upvc double glazed window.

SEPARATE LOW FLUSH W.C.

Wall tiling, upvc double glazed window.

OUTSIDE

FRONT GARDEN



With lawn, shrubs, trees.

DRIVEWAY PARKING

For off road parking leading to:

SINGLE CAR GARAGE

REAR GARDEN



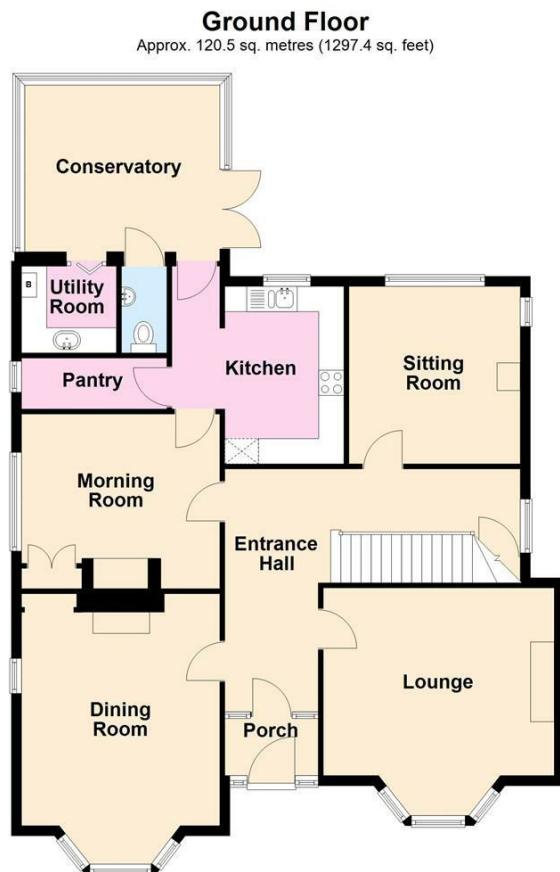
Lawn, flower beds, shrubs, trees, fruit trees.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

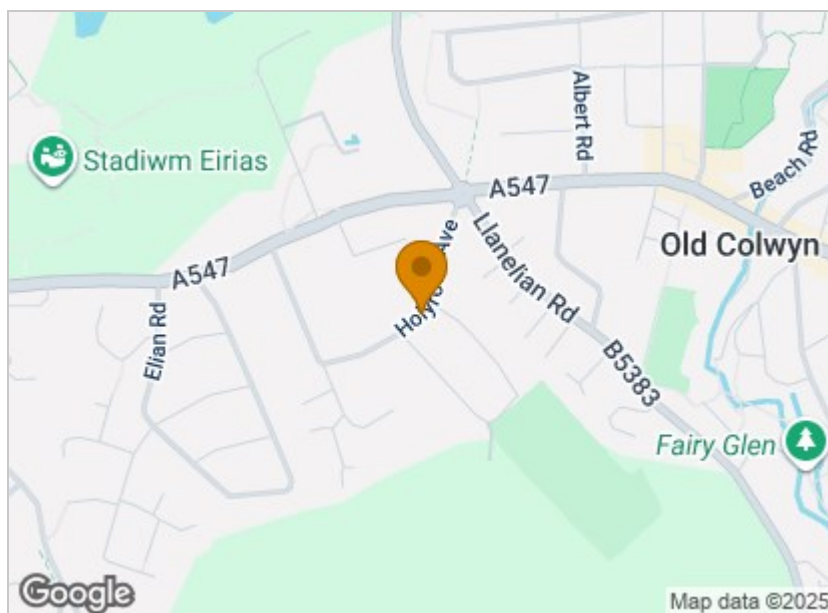


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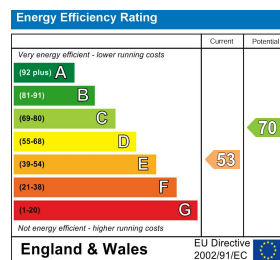


Total area: approx. 227.2 sq. metres (2445.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Eirias Park head towards Old Colwyn at the roundabout take the fourth exit on to Holyrood Avenue and the property can be found at the top of the road on the left hand side. A646 07/08/25

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

