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6 Ffordd y Fedwen, Old Colwyn, Colwyn Bay, Conwy,  
LL29 8PN



No Onward Chain £155,000



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



THIS MID TERRACE TWO BEDROOM HOME IS SITUATED IN A SLIGHTLY ELEVATED POSITION WITH VIEWS FROM THE FIRST FLOOR TOWARDS THE SEA WITHIN ½ A MILE OF EIRIAS PARK, EIRIAS HIGH AND BRYN ELIAN SECONDARY SCHOOLS, AND EASY ACCESS OF THE A55 EXPRESSWAY.

The accommodation briefly comprises: hall; through lounge/dining room; kitchen; store room/potential study; first floor landing; two good sized double bedrooms and a three piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – small front garden with driveway for off road parking for one car; small rear garden.

THE PROPERTY IS IN NEED OF SOME UPDATING.

The accommodation comprises:

#### CANOPIED ENTRANCE

Glazed door to:

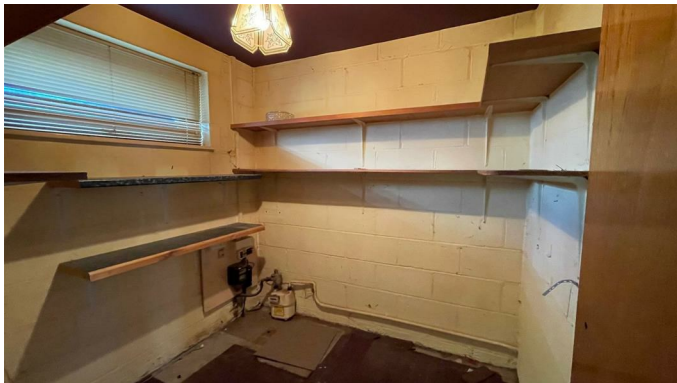
#### PORCH

Inner glazed door to:

#### HALL

Understairs storage area, telephone point, double radiator.

#### STORE ROOM/POTENTIAL STUDY 7'5" x 6'10" (2.28m x 2.10m)



With shelving, gas and electric meters.

#### DOUBLE ASPECT LOUNGE/DINING ROOM 21'6" x 9'2" maximum overall (6.56m x 2.80m maximum overall)



T.V. point, two double radiators, laminate flooring, upvc double glazed windows.

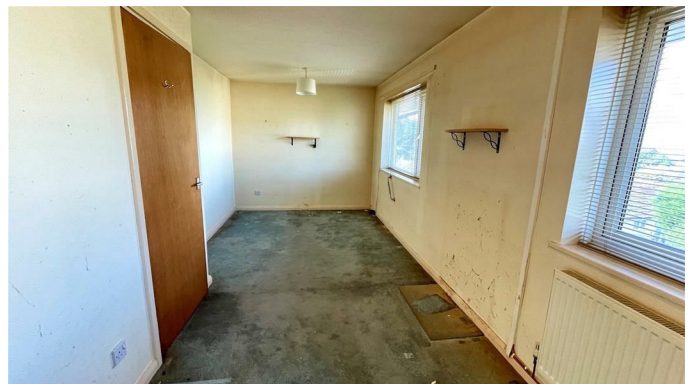
#### KITCHEN 10'0" x 7'4" (3.05m x 2.26m)



Fitted maple effect base, wall and drawer units with round edge worktops incorporating inset single drainer sink unit and mixer tap, space for cooker, wall tiling, tile effect flooring, upvc double glazed window and upvc double glazed door to rear garden.

#### BEDROOM 1 19'7" x 8'9" maximum (5.99m x 2.68m maximum)

(Potential to divide into 2 Bedrooms)





Radiator, two upvc double glazed windows with views to front.

#### VIEW FROM BEDROOM 1



#### BEDROOM 2 12'3" x 9'1" (3.75m x 2.78m)



Radiator, upvc double glazed window to rear.

#### 3-PIECE BATHROOM



White suite comprising panel bath, pedestal wash hand basin with tiled 'Creda' shower over, low flush w.c., airing cupboard with slatted shelving, 'Worcester' combi central heating and hot water boiler, wall tiling, radiator, upvc double glazed window.

#### OUTSIDE

##### FRONT GARDEN

With paved seating area, shrubs and trees.

##### OFF ROAD PARKING TO FRONT

For one car.

##### REAR GARDEN

With pathway, pavings, trees, shrubs, garden tool shed.

Rear pedestrain access.

#### TENURE

The property is held on a FREEHOLD tenure.

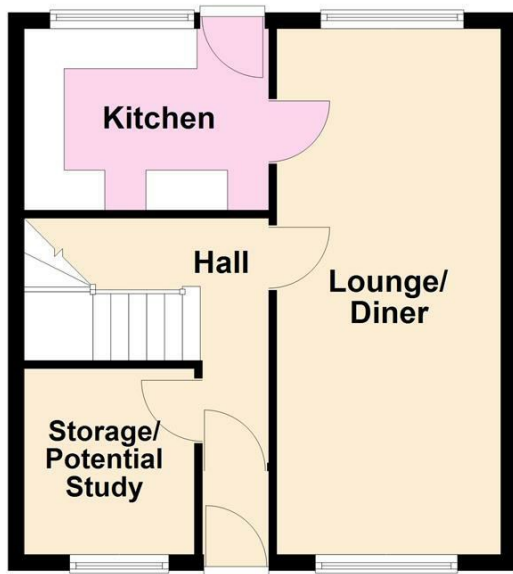
#### COUNCIL TAX BAND

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



## Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)

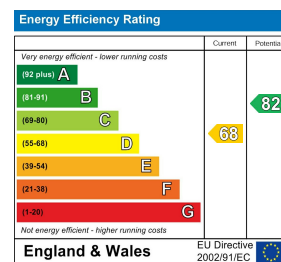


Total area: approx. 78.4 sq. metres (844.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Eirias Park main gates in Colwyn Bay proceed towards Old Colwyn, take the 1st turning on the right into Elian Road, 2nd right into Ffordd Bugail, left into Ffordd y Fedwen, and the property will be found on the right hand side. Ref: A647 13/09/25

We will be pleased to arrange a viewing of this Home

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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.