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£275,000

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VERY CLEANLY PRESENTED TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE situated on the level, within easy walking distance of the local Old Colwyn shops and close to the access to the East and Westbound A55 Expressway leading to Holyhead and Chester. The accommodation briefly comprises:- porch; hall; lounge with bow window; separate dining room with bow window; kitchen/breakfast room; first floor landing; 3 bedrooms and a 3-piece bathroom with an overbath shower. The property features gas fired central heating from a 'Vaillant' combination boiler, upvc double glazed windows. Outside - gardens to the front and rear. Drive leads to a good sized single car brick built garage.

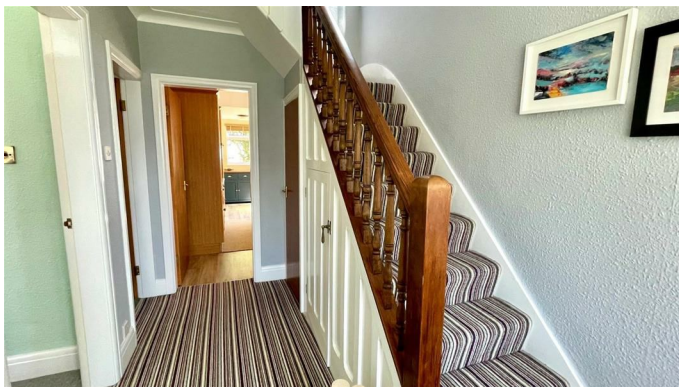
The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR
And sidelights to:-

PORCH

Tiled floor, gas meter. Inner door to:-

HALL



Double radiator, understairs cupboard.

LOUNGE 13'5" x 11'11" (4.11m x 3.64m)



With upvc double glazed bow window, radiator, fire surround with gas coal effect fire.

DINING ROOM 13'6" x 11'11" (4.12m x 3.64m)



With upvc double glazed bow window, marble surround with gas coal effect fire, double radiator.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 17'5" x 6'5" (5.31m x 1.97m)

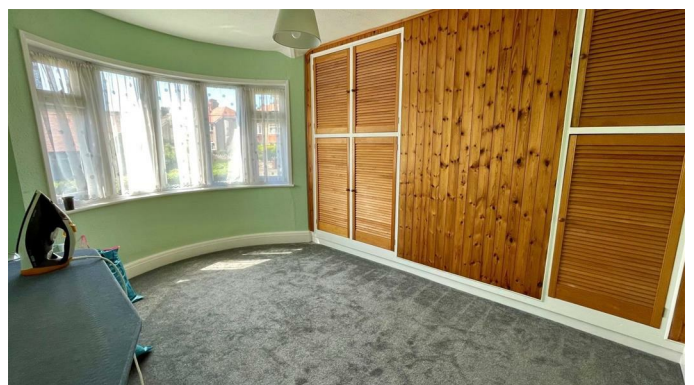


A pitch pine staircase from the hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed window, access to roof space.

BEDROOM 1 13'8" x 10'4" (4.18m x 3.17m)



Plus built-in wardrobes, upvc double glazed bow window (no radiator).

BEDROOM 2 13'10" x 10'4" (4.24m x 3.15m)



Plus built-in wardrobes, upvc double glazed bow window (no radiator).

BEDROOM 3 7'6" x 6'10" (2.29m x 2.09m)



Upvc double glazed window oriel style window, radiator.

BATHROOM



Panel bath with electric shower over the bath, pedestal wash hand basin and low flush w.c, in Turquoise, wall tiling, double glazed window, radiator, built-in cupboard housing gas fired 'Vaillant' combination central heating and hot water boiler.

OUTSIDE

FRONT GARDEN

With lawn, flowerbeds. Drive for off road parking leads to:-

BRICK BUILT GARAGE 20'9" x 10'7" (6.33m x 3.25m)

Up and over door, power and light, upvc double glazed windows. Side access door.

REAR GARDEN

With lawn, flowerbeds and shrubs.

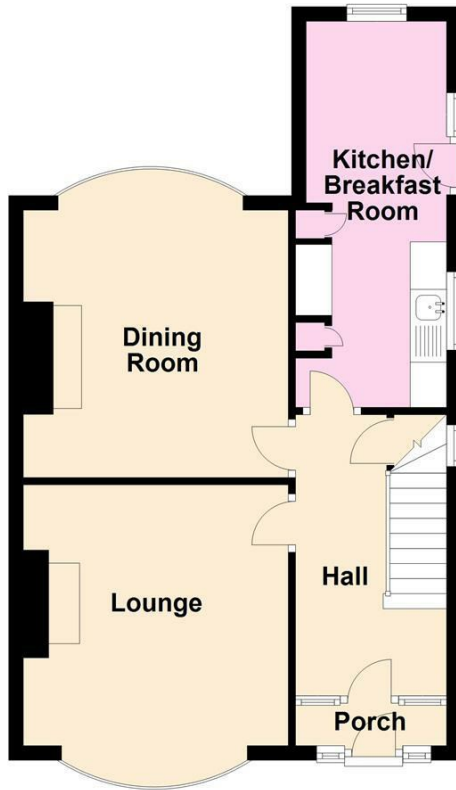
TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

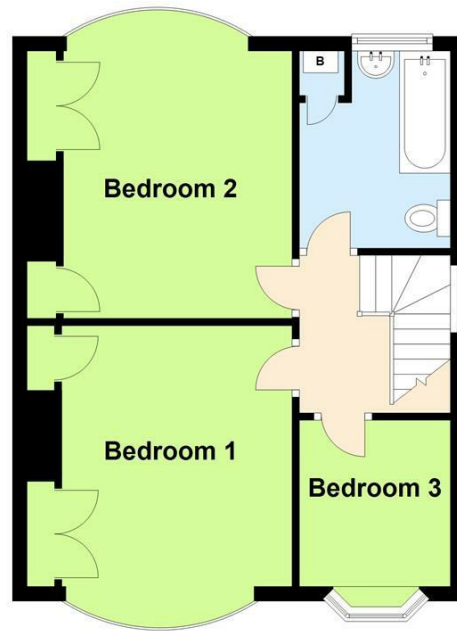
Approx. 48.3 sq. metres (519.9 sq. feet)



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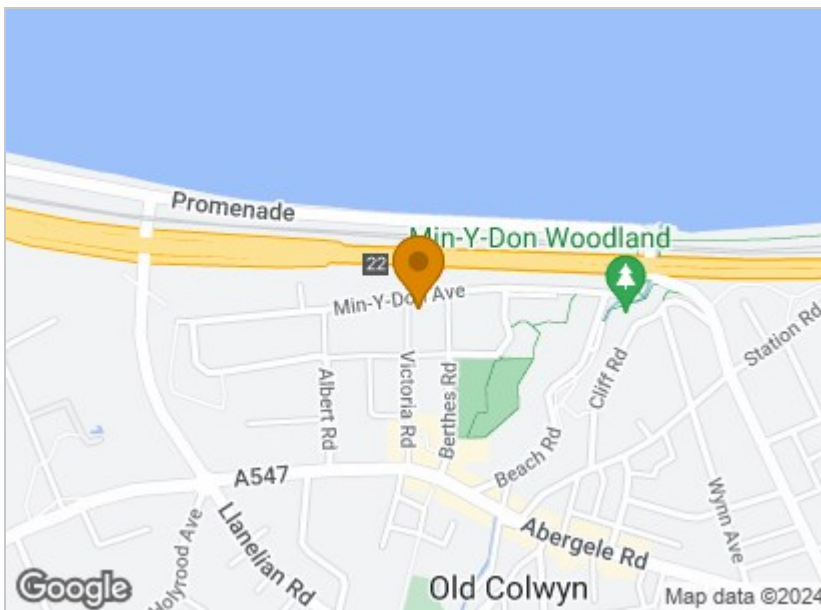
First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)

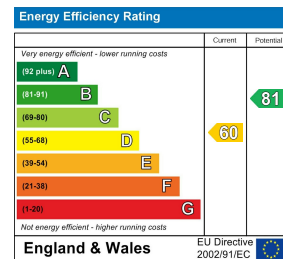


Total area: approx. 91.9 sq. metres (989.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Eirias Park proceed towards Old Colwyn at the roundabout take the 2nd exit onto Abergele Road, turning 2nd left onto Victoria Road and the property is on the right hand side within 220 yards. REF: A497 27/06/24 Rev 02/07/24

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.

