



## 77 Grove Park

Colwyn Bay LL29 7TY

£159,950

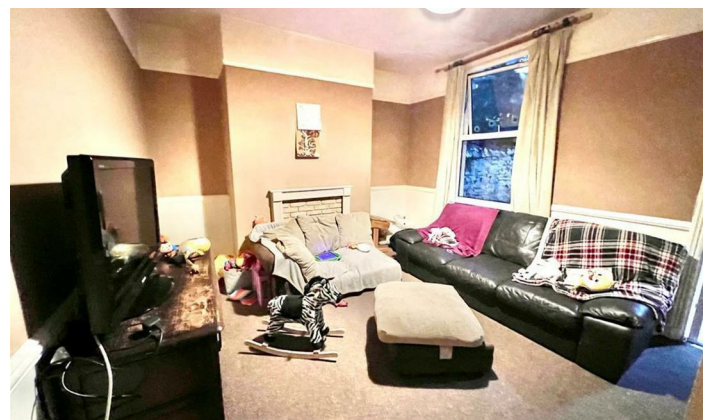
A spacious inner terrace home in popular residential area convenient for local shops and amenities.

Occupying a slightly elevated setting within 10 minutes walk of the town centre and Rhos promenade. Victorian terrace house retaining original features and benefiting from gas central heating and uPVC double glazing.

Affording entrance hall, lounge, dining/sitting room, kitchen, 3 bedrooms, bathroom and separate WC.

Rear courtyard and outside brick built store/utility shed and outside WC.

Small forecourt garden to front.



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<https://www.iwanmwilliams.co.uk>



## Location

The property is located in the area of Colwyn Bay above the town. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond.

The Accommodation Affords  
(Approximate measurements only):

Timber & Glazed Front Door:  
Leading to:

Reception Hall:

Staircase leading off to first floor level; radiator; coving; electric meters; cloak hanging hooks; telephone point.

Living Room:

13'9" x 12'4" (4.21m x 3.78m)

Feature fireplace with timber surround and tiled inset, coal effect electric fire (not tested); picture rail; dado rail; coving; radiator; uPVC double glazed bay window overlooking front of property.

Sitting Room:

14'6" x 12'1" (4.43m x 3.7m)

uPVC double glazed window overlooking rear; brick fireplace surround; dado rail; picture rail. Fifteen unit glazed door leading through to:

Kitchen:

9'6" x 9'9" (2.9m x 2.98m)

Fitted range of base and wall units with complementary worktops; space for fridge freezer; understairs storage cupboard with shelving; coving; single drainer sink; plumbing for automatic washing machine; gas cooker point; uPVC double glazed window overlooking rear.



## FIRST FLOOR

### Landing:

Balustrade and spindle staircase.

### Bathroom:

9'8" x 6'6" (2.97m x 2m)

Panelled bath with shower above, shower screen, pedestal wash hand basin; double panelled radiator; shower tray with tiled surround; uPVC double glazed window; radiator.

### Separate WC:

Low level suite and small window overlooking side elevation.

### Bedroom No 1:

12'1" x 11'9" (3.7m x 3.59m)

Picture rail; uPVC double glazed window overlooking rear; built-in cupboard housing wall mounted 'Worcester' central heating boiler with storage above.

### Bedroom No 2:

12'2" x 10'3" (3.71m x 3.14m)

uPVC double glazed window overlooking front; picture rail; radiator; built-in wardrobes with overhead storage to either side alcoves. Recessed dressing table with arched surround, power point. Radiator.

### Bedroom No 3:

6'6" x 8'8" (2m x 2.66m)

Picture rail; uPVC double glazed window overlooking front; radiator.

### Outside:

Small forecourt garden to front. Large enclosed courtyard garden to rear with walled boundary, flagged patio area; brick built store shed with power connected; outside WC; outside lighting; shrubs.

### Services:

Mains water, electricity, gas and drainage are connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'C'.

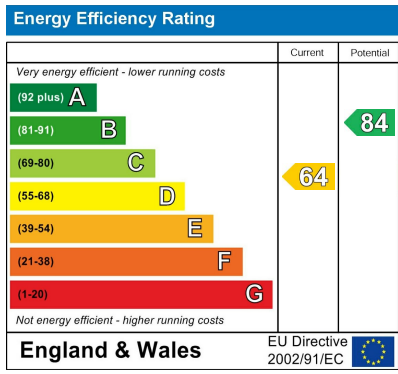
### Directions:

From Conway Road turn onto Rhiw Road, follow the road and take the third turning left in Grove Park, No 77 will be found along on the left hand side.

### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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