



## Fairwood, 176 Conway Road Colwyn Bay LL29 7LU

£299,950

An Immaculately presented four bedroom home set within a popular residential area close to all local amenities in the West End of Colwyn Bay offering superb family accommodation.

This Semi detached property retains original character features as well as being improved and upgraded over the years.

The accommodation affords entrance hallway, modern open plan kitchen and living area, open plan dining room/lounge, 4 bedrooms, family bathroom, utility room/basement.

The property benefits from sizeable gardens, Gas fired central heating, ample off road parking for multiple vehicles, garage.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

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

Accommodation Affords:  
(approx measurements only)

Composite Double Glazed Front Door:  
Leading to:

Reception Hall:

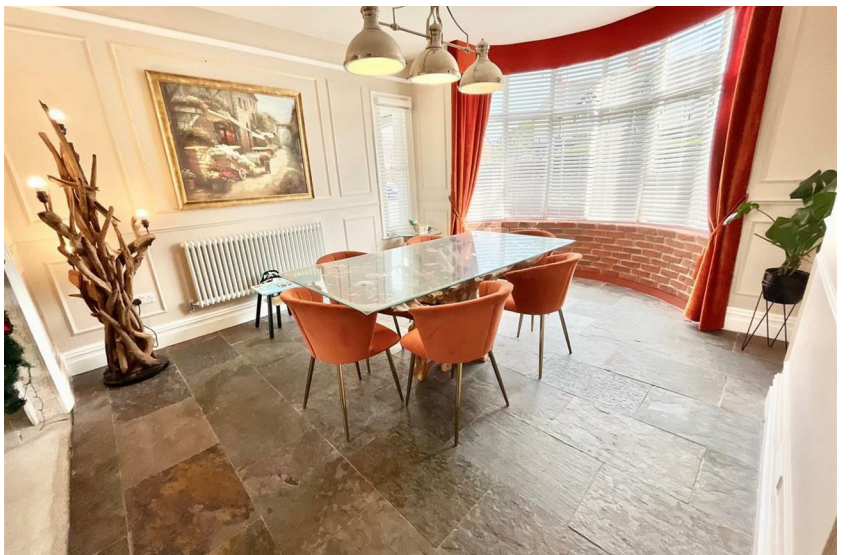
Stairs leading off to first floor level; tiled flooring; cloak hooks; column radiator; panelling; sash window overlooking side; understairs storage cupboard; radiator.

Open plan Kitchen/Sitting Room.

Kitchen:

10'10" x 7'10" (3.32m x 2.40m )

Fitted range of base and wall units with complimentary marble worktops; integrated fridge and freezer; four plate ceramic hob with extractor canopy above; integrated oven below; ceramic sink with mixer tap; tall cupboard/pantry; timber and glazed sash window overlooking rear of property; composite barn door opening onto rear.



### Sitting Room:

16'7" x 10'10" (5.07m x 3.32m )

Fitted recess fireplace with tiled hearth and wooden lintel above; timber and glazed bay windows overlooking rear; T.v point; column radiator; window overlooking front and side elevation.

### Open plan Lounge/Dining Room:

#### Lounge:

13'2" x 11'4" (4.03m x 3.47m )

Feature recessed fireplace surround with tiled hearth and wooden lintel; shelving; timber and glazed window overlooking rear garden; dado rail panelling; T.v point; square archway leading to.

#### Dining Room:

13'3" x 12'5" (4.04m x 3.80m )

Timber and glazed bay window with exposed brick feature; slate tiled flooring; radiator; wall lighting.



### First Floor Landing:

Access to loft space;

#### Bedroom 1:

13'5" x 9'6" (4.10m x 2.90m )

Timber and glazed window overlooking rear elevation, radiator.

#### Bedroom 2:

12'4" x 10'4" (3.77m x 3.16m )

Timber and glazed window overlooking front elevation; radiator; integrated wardrobe.

#### Bedroom 3:

10'5" x 7'2" (3.20m x 2.20m )

Timber and glazed windows overlooking rear garden; radiator.

#### Bedroom 4/Dressing Room:

10'6" x 6'2" (3.21m x 1.90m )

Timber and glazed window overlooking front elevation; wall mounted hot water and central heating boiler; wall mounted clothes rails.



### Family Bathroom:

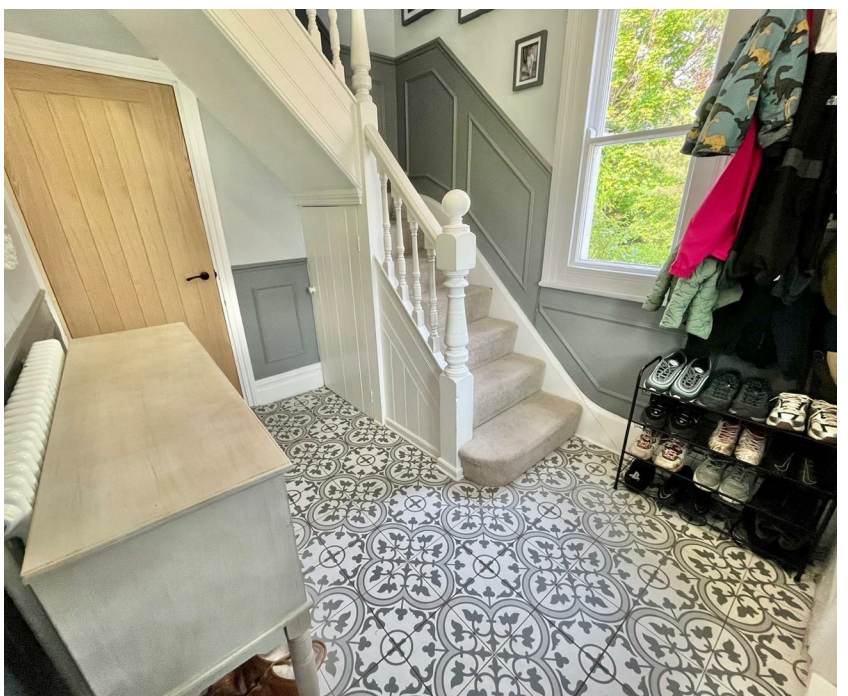
Comprising three piece suite; roll top bath; pedestal wash basin with mixer taps; low level w.c; tiled flooring; shelving; wall mounted mirror; timber and glazed window overlooking side elevation; column radiator; dado rail panelling.

### Basement/Utility:

Fitted range of base units with complimentary worktops plumbing and space for automatic washing machine; space for dryer; power and lighting connected.

### Garage:

Single garage with up and over door.



**Outside:**

Property benefits from ample off road parking for multiple vehicles to front and side of property, small grass garden to front with paved borders and large rear garden with lawn and array of trees and shrubs, hardstanding for shed or garden room.

**Council Tax Band:**

Conwy County Borough Council tax band 'E'

**Viewing:**


By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

**Proof of Identity:**

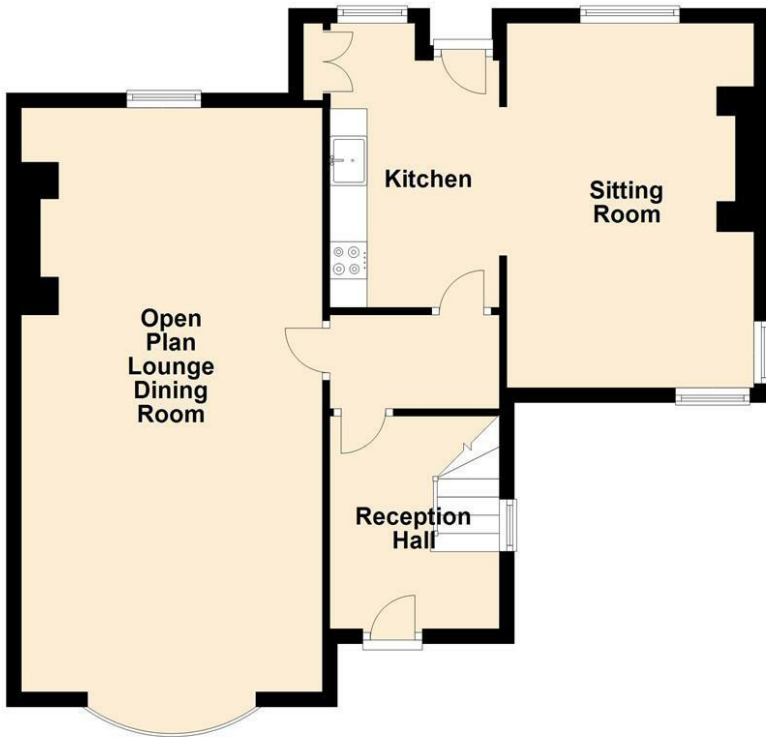
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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## Iwan M Williams Estate Agents

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