



37 Llysfaen Road Old Colwyn LL29 9HB

£365,000

A deceptively spacious, split-level home commanding elevated coastal setting enjoying panoramic sea views.

This beautifully presented split-level home enjoys spectacular views of the North Wales Coastline whilst being in convenient setting for the beach and the Snowdonian Mountain Range.

The property is arranged over two floors, ground floor access leading to reception hall, dining kitchen, living room, dining room/bedroom 2, bathroom, bedroom 1 Master bedroom, stairs lead down to bedroom 3, bedroom with ensuite shower room, bedroom 4/Sitting Room, utility room and under floor void area. Benefiting from gas fired central heating and uPVC double glazing, attractive gardens, garage and parking. Viewing highly recommended.



Tel: 01492 555500

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



Location

Situated on the outskirts of Old Colwyn in an elevated position in a semi rural residential area enjoying panoramic views. Old Colwyn is located on the North Wales Coast has a range of conveniences and is within a short distance of the A55 expressway. The Rhos promenade is a short distance away.

(approximate measurements only)

Front Entrance Porch:

UPVC double glazed door; tiled floor; built-in cloaks and storage cupboard to either side; timber and glazed door leading to:

Reception Hall:

Access to roof space; two double panelled radiators; built-in cupboard; coved ceiling.

Breakfast Kitchen:

16'0" x 8'10" (4.88 x 2.68)

Fitted range of base and wall units with complementary worktop; 1 ½ bowl sink with mixer tap; stainless steel ceramic hob with extractor hood above; breakfast bar; uPVC double glazed rear door and window. Dining area with uPVC double glazed window overlooking rear enjoying panoramic views; double panelled radiator.



Dining Room/Bedroom No 2:

11'8" x 7'8" (3.55 x 2.33)

UPVC double glazed sliding patio doors leading onto rooftop garden area; radiator; coved ceiling.

Living Room:

15'11" x 11'11" (4.84 x 3.64)

Feature fireplace surround with pebble effect gas fire; coved ceiling; corner uPVC double glazed windows overlooking rear enjoying panoramic coastal views. TV point; double panelled radiator.

Bathroom:

Modern bathroom with four piece suite comprising corner shower cubicle, panelled bath, vanity wash basin with bespoke medicine cabinet and storage cupboards surround, wall tiling, concealed cistern WC; ladder style heated towel rail; uPVC double glazed window; extractor fan.

Master Bedroom:

15'8" x 9'10" (4.78 x 3)

Double panelled radiator; built-in wardrobes with sliding mirror doors; coved ceiling; double panelled radiator.

Bedroom 3:

19'8" x 9'5" (6 x 2.87)

UPVC double glazed French windows leading onto rear garden; radiator; TV point.

Shower Room:

6'7" x 5'10" (2 x 1.77)

Large shower enclosure; vanity and mirror above; low level WC; wall and floor tiling; chrome heated towel rail.

Bedroom No 4/Sitting Room:

9'9" x 13'8" (2.97 x 4.17)

Radiator; uPVC double glazed French windows leading onto rear garden with integrated blinds.

Doorway leading through to:

Utility Room:

15'11" x 5'11" (4.86 x 1.8)

'Worcester' combi boiler for central heating and hot water; tiled floor; radiator; base and wall cupboards; porcelain Belfast style sink; plumbing for automatic washing machine and space for dryer; door leading to rear of property. Doorway leading through to:

Integral Store room:

14'11" x 5'9" (4.55 x 1.75)

Tiled floor; storage cupboards; striplights; door with further access leading to underfloor void providing ample storage and light connected.



From main hallway at first floor level drop-down ladder providing access to large attic area which provides excellent storage and study area if required; 4 velux windows enjoying views; power and light connected.

Outside:

Occupying an elevated position with terraced garden with established shrubs and plants; paths leading to front door. Access to rear garden on both sides; separate access to lower ground floor annexe if required. Rear yard with outside water tap and lighting; good sized grassed garden. Driveway leading to:

Detached Car Garage

18'8" x 8'1" (5.7 x 2.46)

Detached car garage with power and light; up and over door; timber and glazed side door.

Services:

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

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

Directions:


Proceed through the village of Old Colwyn out towards Llanddulas, take a right towards Llysaen Road after the Aldi Superstore, continue up the hill and the property will be viewed on the left hand side.

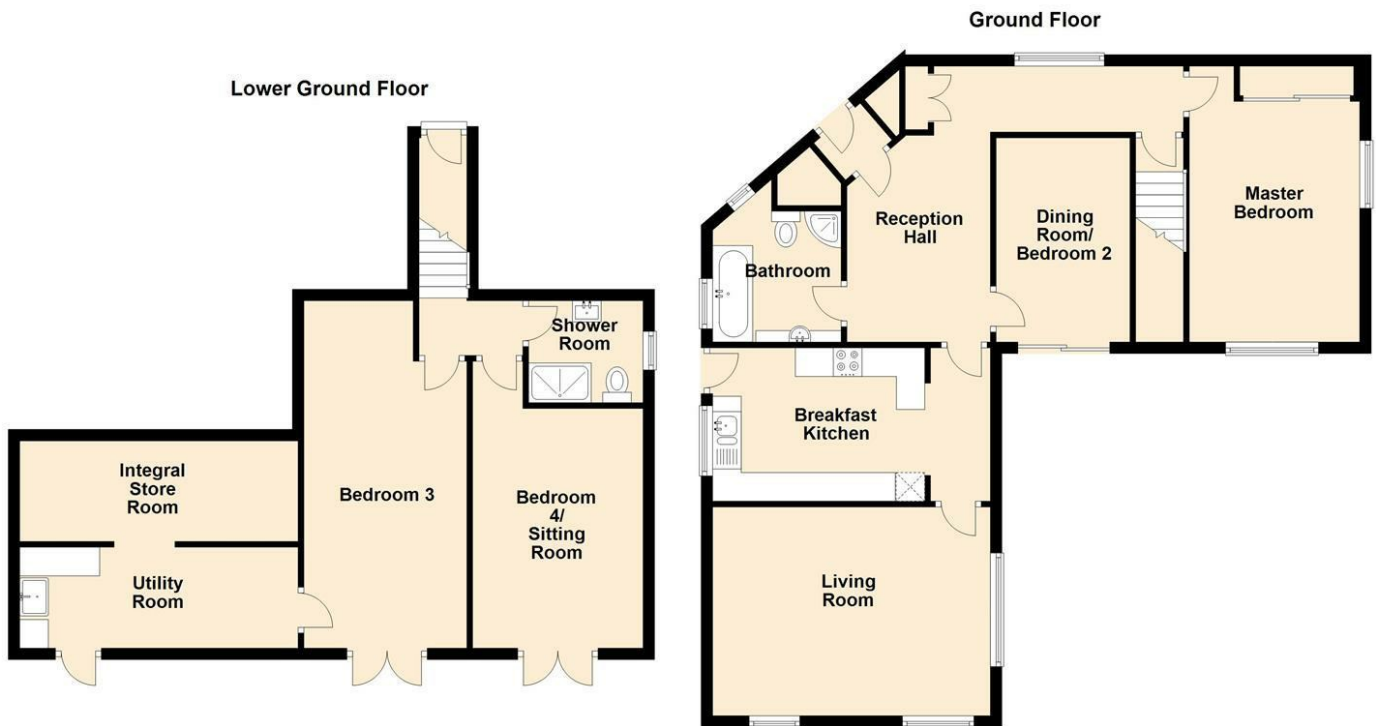
Proof of Identity:

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.





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



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