



Alpine Cottage Cilgwyn Road Colwyn Bay LL29 8YR

£585,000

A substantial detached 4 bedroom family home set within a large elevated plot, commanding exceptional countryside and coastal views.

Set in a countryside setting yet within 5 minutes drive of Old Colwyn and the A55 Expressway. Alpine Cottage commands panoramic views over open fields to the sea. Spacious well appointed accommodation comprising reception hall, lounge and snug area, study/bedroom 4, rear hall, breakfast kitchen, dining room, rear hallway, walk-in pantry, shower room and rear utility. Spacious first floor landing, bedroom 1, bedroom 2, bedroom 3, bathroom. Garage and outside workshops/stores. Large gardens, parking and established shrubs. Central heating and part sealed unit double glazing.

Viewing Recommended.



Tel: 01492 555500

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Location

Alpine cottage is located within a mile of Llanellian Village in a beautiful elevated setting. Llanellian is a small rural village with a great sense of community in an elevated position within 1.5 miles of Old Colwyn and the A55 Expressway.

The Accommodation Affords
(approximate measurements only):

Reception Hallway:

Double panelled radiator; balustrade staircase leading off; timber and glazed front door; coving; dado rail.

Ground Floor Bedroom/Study:

16'4" x 9'2" (5m x 2.8m)

Desk worktop; sealed unit double glazed window overlooking front enjoying panoramic views; range of book-shelving; double panelled radiator; coved ceiling.

Lounge:

11'5" x 16'4" (3.48m x 5m)

Brick mock fireplace surround with slate hearth; coved ceiling; radiator; TV point; double glazed window overlooking front enjoy extensive views; archway leading to:



Snug:

16'4" x 8'1" (5m x 2.47m)

Double glazed window overlooking front enjoying extensive views; front window seating.

Rear Hallway:

Timber and glazed door leading to:

Large Breakfast Kitchen:

14'2" x 13'8" (4.33m x 4.19m)

Fitted range of base and wall cupboards with complementary worktops; single drainer sink; plumbing for automatic washing machine; electric cooker point; space for fridge freezer; wall tiling; extractor hood; feature recessed fireplace housing Range cooker with slate hearth, timber lintel over, inset tiling and lighting; beamed ceiling; sealed unit double glazed window overlooking rear; double panelled radiator.

Dining Room:

13'11" x 8'11" (4.26m x 2.73m)

Feature brick fireplace surround with side plinth and slate sills; double panelled radiator; beamed ceiling; uPVC double glazed French doors leading onto rear of property.

Rear Hallway:

Double panelled radiator; built-in linen storage cupboard with radiator; cloak hooks.

Walk-in Larder:

6'6" x 5'11" (2m x 1.81m)

Range of shelving; worktops; space for freezer; sealed unit double glazed window.

Shower Room:

7'3" x 5'9" (2.22m x 1.76m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low level WC; double panelled radiator.

Rear Utility & Porch:

12'1" x 4'7" (3.7m x 1.4m)

Glazed surrounds; base units and worktops; plumbing for automatic washing machine; Worcester oil fired boiler for central heating and hot water. Aluminium double glazed rear door.

FIRST FLOOR

Spacious Landing:

Seating area; velux double glazed window to rear pitch; sealed unit double glazed window overlooking front enjoying extensive views.

Bedroom No 1:

11'4" x 11'10" (3.47m x 3.62m)

Double glazed window to front; double panelled radiator; wall lights; TV point. Archway leading to:



Dressing Room:

12'0" x 8'2" (3.66m x 2.49m)

Hanging space and shelving; porthole side window and double glazed window overlooking front enjoying views.

Bedroom No 2:

14'3" x 9'10" (4.36m x 3m)

Two rooms with double panelled radiator; velux and side window enjoying views; coved ceiling; radiator.

Bedroom No 3:

12'8" x 9'2" (3.87m x 2.8m)

Double panelled radiator; sealed unit double glazed window to front enjoying extensive views.

Bathroom:

9'6" x 9'7" (2.91m x 2.93m)

Timber panelled bath, low level WC and pedestal wash hand basin; double panelled radiator; double glazed window to side elevation.

Outside:

The property commands an elevated position, has driveway leading to ample hardstanding areas for parking; rockery front garden and level grassed areas. The rear garden is extensive mainly grassed with variety of established shrubs and plants; large timber built outside store sheds; brick built store and workshop; upper level former vegetable garden. The grounds enjoy extensive views over the North Wales Coastline.

Services:

Mains water (water meter), electricity, private drainage, oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'G'.

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:

In the Village centre of Llanellian continue straight ahead, up and out of the village pass a house on the right, continue up the lane and take the first right at a junction onto a no through road. pass a house on the left and 3 houses on the right, continue up the hill on a single track lane for half a mile. Alpine Cottage will be found on left hand side - LL29 8YR.

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

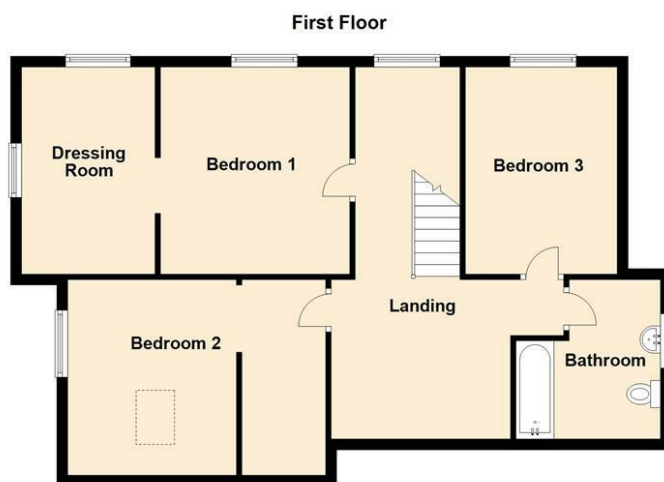
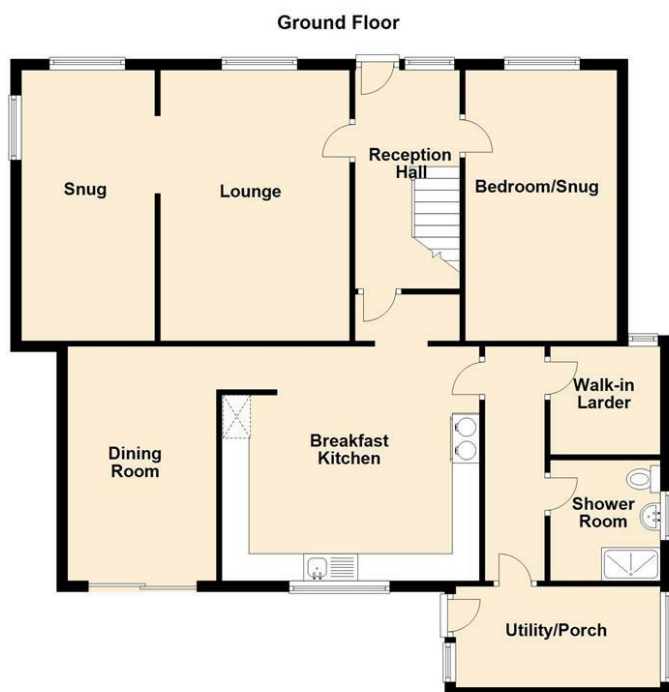




all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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 option must be treated as given on the same basis as these particulars.

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