



## 18 Tan Y Lan Road Old Colwyn LL29 9BB

£169,950

A traditional, beautifully presented 3 bedroom semi detached house commanding extensive coastal and sea views.

VIEWING RECOMMENDED

Occupying a convenient location just outside Old Colwyn village in a no through road enjoying open front aspect and outstanding views.

Central heating and UPVC double glazing. Offering well appointed and upgraded accommodation comprising Entrance Hall, Lounge, Dining room or Second Sitting Room, Kitchen with fitted units and integrated appliances, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Hardstanding for off road parking at front, side access to sizeable rear garden.



Tel: 01492 555500

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



## Location

Old Colwyn has a range of local shops and amenities. The large resort of Colwyn Bay is approximately 2 miles distance and the A55 Expressway is close by giving easy access to Chester and the motorways beyond. The Rhos promenade is a short distance away.

The Accommodation Affords:  
(Approximate measurements only)

### Front Reception Hall

Double panelled radiator, UPVC front door and window, telephone point, built in cloak storage cupboard, window overlooking front, electric meters.



### Living Room

12'0" x 13'5" (3.66m x 4.1m)

Feature recessed fireplace with timber lintel over, tiled hearth, UPVC double glazed window overlooking rear, telephone point, double panelled radiator, doorway leading through to kitchen.



## Kitchen

14'8" x 7'4" (4.49m x 2.26m)

Fitted range of base and wall units with complimentary worktops, stainless steel oven, 4 plate hob, canopy and glass extractor above, integrated fridge freezer, plumbing for automatic washing machine and dishwasher, space for dryer, inset porcelain sink with mixer taps, UPVC double glazed door and window overlooking rear garden, built in understairs storage cupboard.

## Dining Room

11'9" x 11'2" (3.59m x 3.41m)

UPVC double glazed window overlooking front enjoying extensive views, double panelled radiator, laminated floor, brick fireplace surround with timer lintel, staircase leading up to landing.



## First Floor Level

### Landing

Access to roof space.

### Bedroom 1

13'6" x 11'9" (4.13m x 3.6m)

Built in wardrobes and built in cupboard housing combi boiler for central heating and hot water, radiator, UPVC double glazed window overlooking rear.



### Bedroom 2

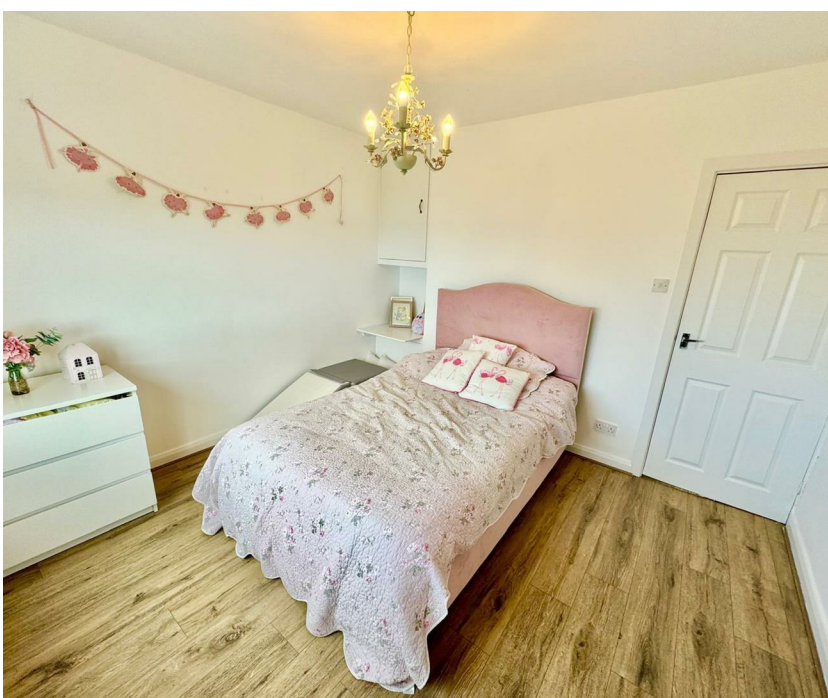
10'5" x 11'3" (3.2m x 3.43m)

Extensive coastal and sea views, built in cupboard, radiator, laminated floor.

### Bedroom 3

8'3" x 8'8" (2.52m x 2.66m)

Radiator, UPVC double glazed window overlooking rear of property, laminated floor.



### Bathroom

Three piece suite comprising panelled bath with shower above, pedestal hand washbasin, low level w.c. chrome ladder style heated towel rail, extractor fan, inset spotlighting.

### Outside

Property benefits from good size front and rear gardens with hard landscaped front garden and off road parking for several vehicles, side access leading to enclosed rear tiered garden with low level flagged patio area, steps leading up to grassed garden and decking, concreted sun terrace, privet hedging, outside water tap.

### Services

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

### 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)

### Council Tax Band:


Conwy County Borough Council tax band 'C'

### Proof Of Funds

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>50</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**



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.

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**Iwan M Williams Estate Agents**

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