



**130 Llysfaen Road**  
Colwyn Bay LL29 9HP  
£179,500

A well presented 3 bedroom family home in a popular residential area with partial Sea views.

Viewing Recommended

A recently upgraded 3 bedroom house backing on to open fields at rear enjoying partial sea views to front. Conveniently situated on the outskirts of Old Colwyn within easy access of local shops and amenities. Gas fired central heating, uPVC double glazing, attractive front and rear gardens. Affording entrance vestibule, reception hall, living room, dining room, kitchen, rear entrance porch, three bedrooms and modern new bathroom. Full rewire of the property in 2020.



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.

(Approximate measurements only)

### Front Entrance Vestibule:

Original stained and leaded door and window to Reception hall; double panelled radiator; staircase leading off to first floor level.; coved ceiling; picture rail; telephone point.

### Under Stairs Storage Cupboard:

With low level WC and wash basin, electric meters.

### Living Room:

12'0" x 11'4" plus bay window (3.67 x 3.45 plus bay window)  
UPVC double glazed window overlooking front. Feature fireplace surround and hearth; electric fire; coved ceiling; TV point; double panelled radiator.

### Dining Room:

11'4" x 12'0" (3.45 x 3.66)  
Feature recessed former fireplace; radiator with cover; uPVC double glazed window overlooking rear.





### Kitchen:

7'11" x 6'4" plus 8'6" x 8'6" (2.42 x 1.94 plus 2.6 x 2.6)

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; space for fridge; wine rack; uPVC double glazed window overlooking side; built-in combi-boiler for central heating and hot water. Rear kitchen area with integrated single oven and four plate ceramic hob above; space and plumbing for automatic washing-machine; tall cupboard; space for fridge-freezer; timber and glazed door leading to rear entrance porch; uPVC double glazed window overlooking side and rear elevation.

### First Floor Landing:

Access to roof space; uPVC double glazed window overlooking side.

### Bedroom 1:

11'10" x 11'4" (3.6 x 3.46)

UPVC double glazed window overlooking front enjoying Sea views; cast iron former fireplace; picture rail; radiator.

### Bedroom 2:

11'4" x 12'0" (3.46 x 3.66)

Cast iron fireplace; picture rail; uPVC double glazed window overlooking rear; double panelled radiator.

### Bedroom 3:

7'9" x 6'5" (2.35 x 1.95)

Radiator; uPVC double glazed window overlooking front.

### Outside:

Property commands a slightly elevated position from the road has a grassed front garden with established borders. Path leading to large enclosed rear south facing garden which is arranged over two levels. The lower level includes a small enclosed patio area to immediate rear of the house. Steps leading up to larger garden area at rear.

### Services:

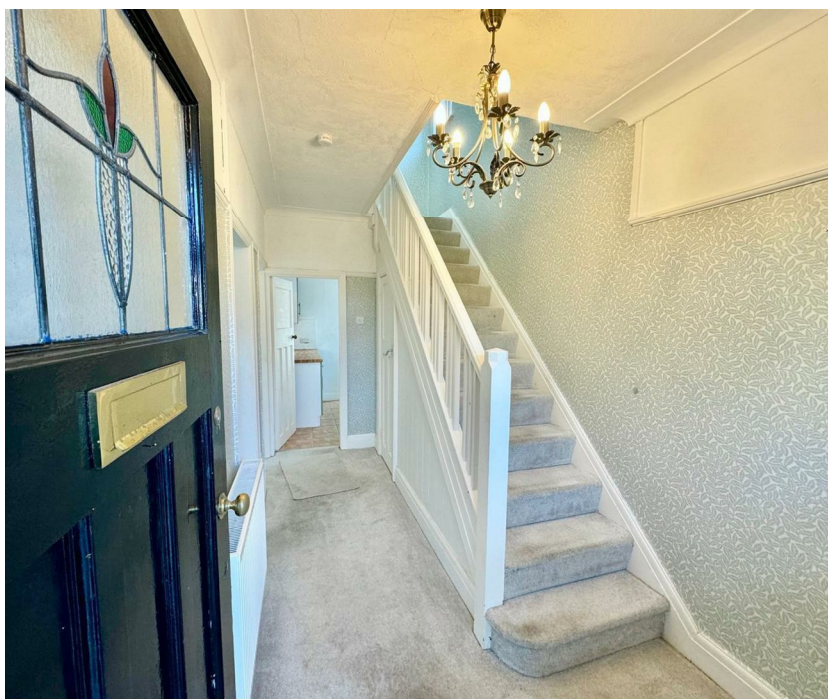
Mains water, electricity, gas and drainage connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'C'.

### 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)





**Directions:**

Continue through Old Colwyn in the direction of Llanddulas passing Aldi on the right hand side, take the fork to the right towards Llysfaen Road, continue up the hill bearing right and the property will be viewed on the right hand side.

**Proof Of Identity:**

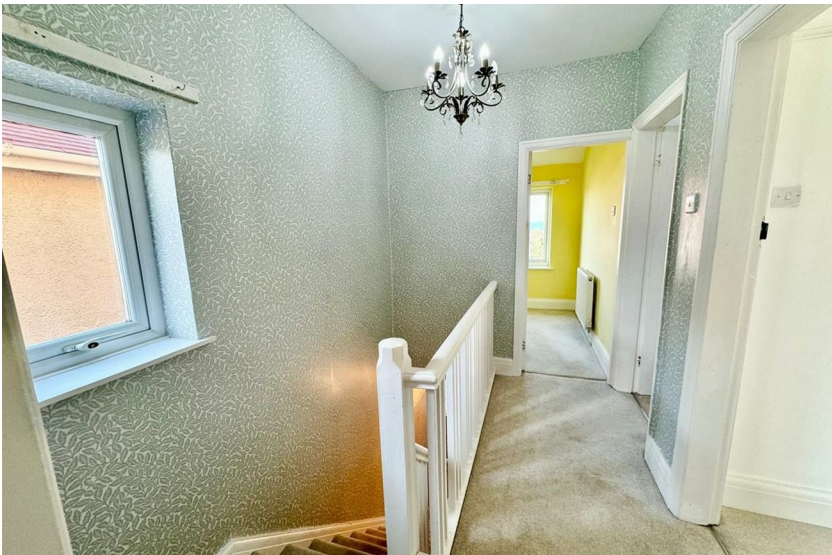
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

**Council Tax Band:**


Conwy County Borough Council tax band 'C'



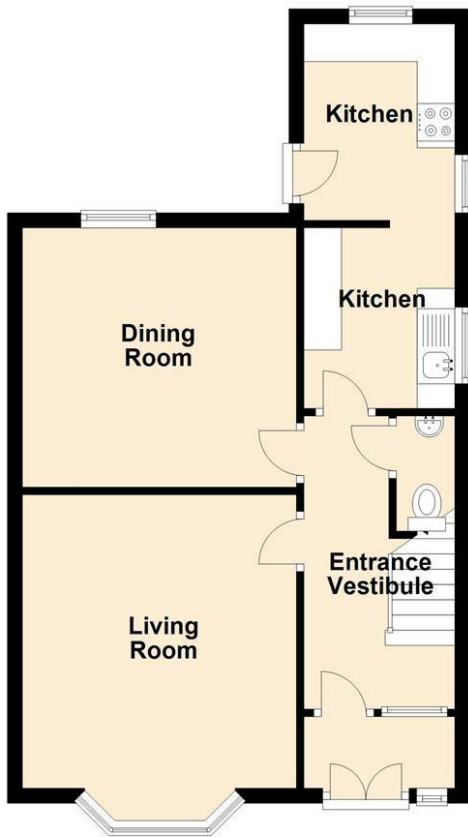




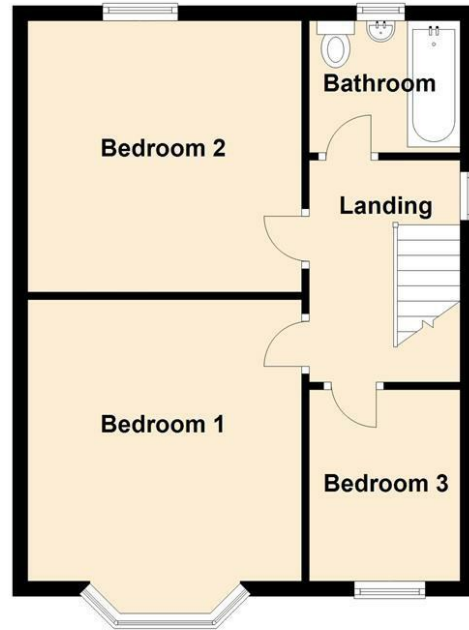


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not 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.

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

## Iwan M Williams Estate Agents

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