



## 238 Abergele Road

Old Colwyn LL29 9YH

£220,000

A substantial, 3-storey town house offering spacious, well presented 4-bedroom accommodation with garden to front and rear.

Located in a convenient setting within walking distance of shops, schools, Leisure Centre and Rhos Promenade.

Improved and upgraded over the years, affording reception hall, lounge, breakfast kitchen, utility room; first floor landing, large sitting room/bedroom, bedroom No 1, shower room; second floor landing, bedroom No 2, bedroom No 3 with walk-in dressing room; bathroom. Attic bedroom.

Central heating and double glazing; courtyard style rear garden with rear access. Character home retaining original features.



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 Accommodation Affords

(Approximate measurements only):

#### Reception Hall:

Flagged stone floors; balustrade and spindle staircase leading off to first floor level; radiator; coved ceiling; dado rail; built-in cloaks and storage cupboard with radiator. Understairs cloakroom with low level WC and pedestal wash basin; radiator.



#### Lounge:

14'11" x 13'10" (4.55m x 4.24m)

Plus large bay uPVC double glazed window overlooking front; radiator; feature fireplace surround, cast iron inset and slate hearth.

#### Breakfast Kitchen:

12'5" x 11'5" (3.8m x 3.48m)

Large central island with breakfast bar and base units with inset stainless steel oven; integrated sink; four ring gas hob and extractor above. Feature stone inglenook style fireplace; built-in alcove storage cupboard. French doors leading onto outside rear. Radiator.





### Utility Room:

Base and wall units; plumbing for automatic washing machine; space for fridge freezer; single drainer circular sink and drainer; built-in Worcester boiler in cupboard; spotlighting.

## FIRST FLOOR

### Landing:

### Shower Room:

9'4" x 8'6" (2.87m x 2.6m)

Shower with tiled and glazed surround, wash hand basin and low level WC; radiator; uPVC double glazed window.

### Lounge/Bedroom:

20'11" x 14'9" (6.4m x 4.5m)

Plus large bay window overlooking front; feature fireplace surround; coved ceiling; three radiators.

### Bedroom No 1:

12'9" x 14'1" (3.91m x 4.3m)

Slate former fireplace, cast iron inset; wardrobe with sliding doors; radiator.

## SECOND FLOOR

### Landing:

Velux window; built-in storage cupboard.

### Bathroom:

8'6" x 8'2" (2.6m x 2.5m)

Tiled surround bath, shower above, pedestal wash hand basin and low level WC; half tiled walls; radiator.

### Bedroom No 2:

12'11" x 13'1" (3.94m x 4m)

uPVC double glazed window to rear; radiator; fireplace surround.

### Bedroom No 3:

15'1" x 10'5" (4.6m x 3.19m)

Radiator; uPVC double glazed window overlooking front. Archway to:

### Dressing Room:

11'3" x 9'5" (3.43m x 2.88m)

Radiator; uPVC double glazed window to front; built-in wardrobes.

### Attic Bedroom:

20'0" x 12'5" (6.11m x 3.8m)

Velux double glazed window; two radiators; eaves storage cupboards.

### Outside:

The property has a private courtyard garden at rear with raised beds and gravelled seating areas. To the front there is a small enclosed garden with walled boundary.





### Services:

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

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### 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:

From the A55 Expressway continue up the hill towards Old Colwyn to the main roundabout by the Police Headquarters; take first left towards Old Colwyn and the property will be viewed immediately on the right next to the Marine Hotel Public House.

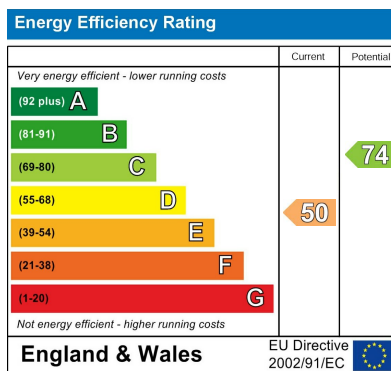
### Proof of Identity:

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.









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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