



25 Walshaw Avenue
Colwyn Bay LL29 7UY



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£775,000

A magnificent Victorian 5-bedroom residence situated in a highly popular select residential area close to Rydal Penrhos School in the West End of Colwyn Bay.

VIEWING HIGHLY RECOMMENDED

A stunning home offering light and airy family accommodation over three floors together with beautifully maintained level gardens, private gated driveway, garage and rear courtyard.

Improved and extensively upgraded over the years but retaining a wealth of character features throughout.

The versatile accommodation would also provide a self-contained annexe as part of the ground floor accommodation if one was catering for a dependant relative or additional letting income.

Affording entrance porch, reception hall, basement store, lounge, sitting room, large beautifully fitted kitchen with dining area, cloakroom, utility room, snug, rear hallway former kitchen/boot room, study/bedroom, en-suite shower room. Large first floor landing, bedroom 1 with en-suite bathroom and large sitting room/dressing room off, bedroom 2 (en-suite), bedroom 3, bedroom 4, bathroom and separate WC. Second floor landing, bedroom 5, large dressing room, bathroom and attic store room.

Garage and outhouses. Lawned private gardens and walled courtyard and patio area.



Location

Colwyn Bay

The property is located in the area of Colwyn Bay above the town. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond.

The Accommodation Affords
(Approximate measurements only):

Enclosed Front Entrance Porch:
Attractive, leaded and stained glass windows; Minton style flooring.

Reception Hall:
Magnificent balustrade turn spindle staircase leading off to first and second floor level; Minton style flooring; coved ceiling; radiator; leaded and stained uPVC double glazed window overlooking front; picture rail. Doorway with staircase leading down to basement room.

Sitting Room: 14'11" x 14'9" (4.56m x 4.52m)
Feature cast iron fireplace surround, slate hearth, coal effect gas fire. uPVC double glazed large bay window overlooking front; radiator; TV point; picture rail and coving; wall lights.

Lounge: 17'9" x 14'0" (5.43m x 4.29m)
Timber Adam style fireplace surround, coal effect gas fire, slate hearth; large bay window overlooking front; two radiators; picture rail and coving; uPVC double glazed window to side elevation.

Dining Kitchen: 17'0" x 16'0" (5.19m x 4.88m)
Newly fitted range of base and wall units with granite worktops; feature former fireplace housing range cooker with extractor above; integrated dishwasher and fridge freezer; tall larder unit; TV point; large central island with breakfast bar and granite worktop; picture rail and coving; radiator; dining area with large uPVC double glazed window overlooking the side of the property.

Cloakroom:
Low level WC, pedestal wash hand basin, timber cladding to dado level, ladder style heated towel rail; double glazed window.

Utility: 9'1" x 7'1" (2.78m x 2.16m)
Fitted base units with inset single drainer sink; original timber and glazed butlers pantry cupboards; uPVC double glazed door to rear; ladder style heated towel rail and radiator.

Snug: 13'1" x 11'10" (4m x 3.63m)
Recessed former fireplace; coved ceiling; TV point; uPVC double glazed sash window overlooking side elevation; radiator; picture rail.

Door leading through to:

Rear Hallway:
Providing side access and self-contained area if required. Timber and glazed door leading to hallway, radiator.



Study/Bedroom: 12'4" x 8'1" (3.76m x 2.48m)

Radiator; two sealed unit double glazed windows overlooking side; built-in cupboards; wall mounted central heating boiler; shelving.

En-suite Shower Room:

Shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail; extractor fan.

Utility/Former Kitchen: 7'11" x 7'5" (2.43m x 2.27m)

Radiator; base and wall units; inset single drainer sink with mixer tap; double glazed window and door to rear; radiator.

FIRST FLOOR

Spacious Landing:

Further balustrade staircase leading up to second floor level. Stained and leaded double glazed window overlooking side; dado rail and coving.

Bedroom No 1: 17'8" x 16'3" (5.38m x 4.95m)

Feature former fireplace; two radiators; large uPVC double glazed bay window overlooking side providing ample natural lighting; coved ceiling; picture rail; wall lights.

En-suite Bathroom: 12'3" x 7'6" (3.74m x 2.29m)

Shower enclosure, roll top bath, mixer tap, wash basin and stand, high level WC; sash double glazed window; two ladder style heated towel rails.

Off main bedroom:-

Sitting/Dressing Room: 17'9" x 14'1" (5.43m x 4.3m)

Timber fireplace surround, cast iron inset, coal effect gas fire; timber flooring; uPVC double glazed window overlooking front; wall lights; radiator.

Bedroom No 2: 14'11" x 14'11" (4.56m x 4.57m)

Overlooking front with large walk-in bay; picture rail and coving.

En-suite Shower Room: 5'10" x 7'2" (1.789m x 2.2m)

Corner shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail.

Bedroom No 3: 11'11" x 11'10" (3.65m x 3.61m)

Fitted range of wardrobes; former fireplace surround; picture rail and coving.

Rear Landing:

Access to roof space; coved ceiling; built-in recessed wardrobe.

Bathroom: 8'9" x 6'6" (2.68m x 1.99m)

Roll top bath, corner shower cubicle with integral body spray jets, pedestal wash hand basin, ladder style heated towel rail; mirror and light.

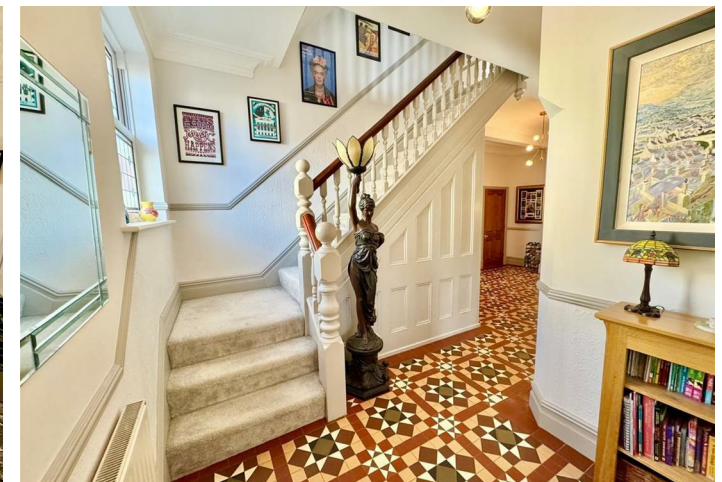
Bedroom No 4: 9'5" x 9'3" (2.89m x 2.84m)

uPVC double glazed window overlooking rear; radiator; coved ceiling.

Separate WC:

Radiator; low level WC.

SECOND FLOOR



Spacious Landing:

Radiator; door leading to attic store and cylinder cupboard, wall mounted central heating boiler.

Bathroom: 8'7" x 9'6" (2.63m x 2.9m)

Two ladder style heated towel rails, shower enclosure, roll top bath, low level WC and wash basin; wall tiling.

Bedroom No 5: 18'8" x 13'5" (5.69m x 4.11m)

Double glazed window overlooking side elevation; radiator.

Dressing Room: 14'9" x 11'9" (4.52m x 3.6m)

Double glazed window to rear; radiator.

Attic Store Room: 10'6" x 8'10" (3.22m x 2.7m)

Outside:

The property sits within level grounds with gated driveway leading to large detached garage, outside store sheds, rear enclosed brick paved courtyard, lawned front and rear gardens with established shrubs and plants.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'I'.

Viewing:

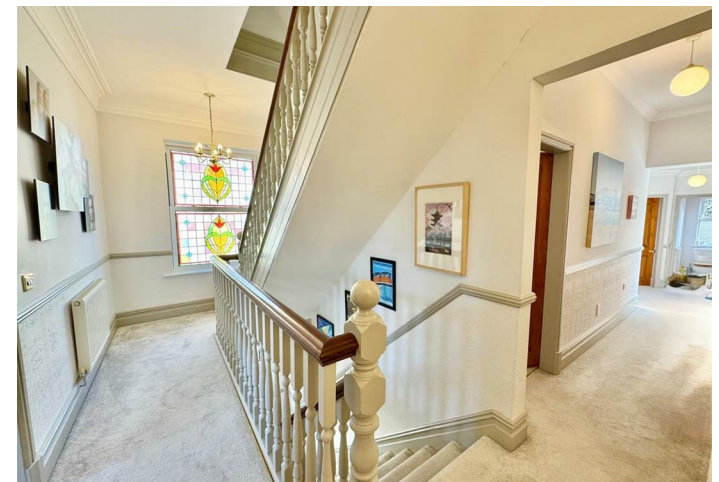
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

From the A55 Expressway continue down Conway Road taking right into Walshaw Avenue, continue across Lansdown Road into the upper part of Walshaw Avenue and the property will be viewed half way up 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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Cellar



Ground Floor



First Floor



Second Floor



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.

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