



71 Victoria Park
Colwyn Bay Conwy LL29 7YY



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£595,000

Immaculately presented detached 4 bedroom bungalow commanding a slightly elevated setting in a popular residential area with large front and rear gardens and extensive views. Planning consent for superb loft conversion and re-modelling of internal accommodation.

VIEWING HIGHLY RECOMMENDED

This spacious, well appointed bungalow has been recently upgraded and refurbished throughout. It occupies a popular residential setting commanding slightly elevated position enjoying extensive distant sea views. Benefitting from gas fired central heating, uPVC double glazing, superb modern kitchen with central island, integrated appliances and Corian worktops. Luxury bathrooms, attractive landscaped gardens the ideal area for entertaining or alfresco dining. Integral car garage and driveway. Planning consent granted for substantial conversion and re-modelling of loft space to include extending current roofline to front and rear providing ground floor lounge re-modelling and additional 2 first floor ensuite bedrooms each with dressing rooms and a first floor study area.



Location

The property is within easy reach of Colwyn Bay. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond. Colwyn Bay has a range of shops, local amenities, the main Holyhead to London railway line and access to the sea front leading to Rhos on Sea.

Approximate measurements only:

Spacious Reception Hall:

Composite double glazed front door, two double panelled radiators, coving, inset spotlighting.

Lounge: 11'10" x 15'1" (3.61 x 4.61)

UPVC double glazed square bay window overlooking front enjoying views, radiator, TV point. Twin oak leading off into:

Kitchen Diner: 25'3" x 13'10" extending to 17'0" in dining area (7.69 x 4.22 extending to 5.17 in dining area)

Dining Area:

UPVC double glazed box bay window with window seating overlooking front of property enjoying extensive views, contemporary white circular wood burning stove on granite hearth, two vertical radiators, space for American fridge.

Kitchen:

Extensive range of fitted handleless white units with Corion worktops, large central island with integrated four ring induction hob and large fitted extractor unit above. Integrated wine fridge, single drainer sink unit, integrated fridge freezer, two integral 'Bosch' ovens - one doubling up as microwave and also warming draw, integrated 'Bosch' dishwasher. Remote control mood lighting, large built in larder cupboard, uPVC double glazed door leading through to:

Rear Entrance Porch: 9'2" x 8'10" (2.8 x 2.69)

Access leading to:



Utility Room: 4'11" x 5'7" (1.5 x 1.7)

Space and plumbing for automatic washing machine and dryer, worktop over, power point connected. Access to:

WC:

Low level suite and wash basin, uPVC double glazed window to rear.

Bedroom 1: 15'1" x 11'11" (4.6 x 3.63)

Large uPVC double glazed box bay window to front with window seating and storage below, , built in wardrobes along one wall with sliding doors, TV point.

Bedroom 2: 12'10" x 12'10" (3.92 x 3.92)

Coved ceiling, TV point, radiator, uPVC double glazed window overlooking rear of property, built in wardrobe with sliding mirrored doors.

Bedroom 3: 9'0" x 11'7" (2.74 x 3.54)

UPVC double glazed window overlooking rear, radiator, TV point.

Bedroom 4/ Study: 9'0" x 8'2" (2.74 x 2.5)

Radiator, uPVC double glazed window overlooking rear, telephone point.

Luxury Bathroom: 8'10" x 8'10" (2.69 x 2.68)

Oval bath, wet room style shower with glazed screen, vanity wash basin, low level WC, porcelain tiled floor, illuminated vanity shelf, two double glazed windows, radiator, mood lighting.

Outside:

The property has landscape gardens enjoys spectacular views over the town towards the sea, large sun terrace to rear with fitted seating, outside mood lighting, planters and gas fired modern fire pit. At upper level there is a patio and lawned garden with wall lighting, path leads up to upper grassed garden area with variety of shrubs and plants in the borders. To the front of the property there is a large lawned gardens with borders, pathway leading to front door and also side driveway leading to:



Attached Garage: 24'11" x 12'5" (7.6 x 3.78)

Up and over door from driveway and rear personal door.
Inspection pit, access to underfloor storage area, large loft area over the bungalow, gas central heating boiler, power and light connected.

Planning consent

Please ask agents for details of planning granted for conversion of loft space or visit Conwy County Council Planning website - application number 0/50386

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


Directions:

From west end of Colwyn Bay continue as if towards Mochdre, after roundabout turn immediately left into Victoria Park and follow the road round to the right and No 71 will be on the upper level 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		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground 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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>



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