



40 Bryn Avenue  
Colwyn Bay LL29 8AH



# 40 Bryn Avenue

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£379,950

A beautifully presented four-bedroom detached family home situated in a highly convenient residential area within easy reach of Eirias Park, popular local schools, the A55 expressway and the scenic promenade.

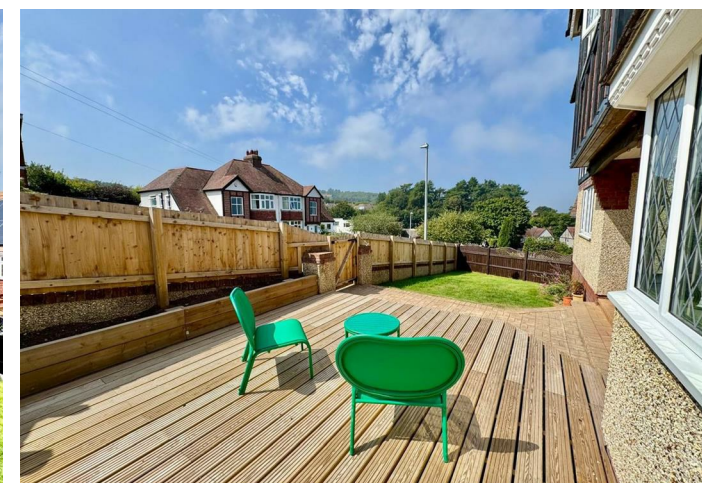
VIEWING HIGHLY RECOMMENDED

Offering spacious, well-planned accommodation, this property blends attractive character styling with modern comforts.

The ground floor features a welcoming entrance hall, bright and airy lounge with French doors to the garden, and a superb open-plan kitchen/dining/living space, ideal for family life and entertaining. The kitchen is fitted with contemporary units, central island, and integrated appliances, with direct access to rear garden.

Upstairs, there are four generously sized bedrooms, including a master bedroom with en-suite shower room, and a large family bathroom. The home benefits from gas central heating and double glazing throughout.

Externally, the property boasts a landscaped rear garden with lawn, raised decked terrace, and privacy screening. A driveway provides off-road parking and leads to an attached garage, while a rear utility space offers additional practicality.



## Location

This property enjoys an excellent location within a short walk of Eirias Park, the picturesque promenade, and sandy beaches of the North Wales coast. The village centre offers a range of shops, cafés, and local amenities, while the neighbouring resort town of Colwyn Bay is just over a mile away. The property is ideally placed for access to the A55 Expressway, making for easy travel along the North Wales coast.

The Accommodation Affords:  
(Approximate measurements only)

### Covered Front Entrance

Front entrance leading to Reception Hall.

### Reception Hall 16'3" x 9'10" (4.97m x 3.0m)

Timber and glazed front door, double panel radiator, staircase leading off to first floor level, understairs storage cupboards, solid timber floor, coved ceiling. Twin timber and glazed doors leading to Lounge.

### Cloak Room 22'8" x (6.91m x )

Low level w.c. wash basin, tiled floor, uPVC double glazed window.

### Lounge 22'9" x 12'8" (6.94m x 3.87m)

Recessed former fireplace with tiled inset and hearth, coved ceiling, timber flooring, two double panel radiators, TV point, uPVC double glazed window overlooking front, French doors at rear leading onto raised outside seating area.

### Open plan Kitchen/Dining/Living area 22'8" x 12'6" (6.91m x 3.82m)

(extending to 5.0m into kitchen)

Dining area with uPVC double glazed bay window overlooking front of property, double panel radiator, coved ceiling, TV point. Kitchen - newly fitted base and wall units with complimentary worktops, stainless steel gas cooking range, canopy extractor above (not tested), inset porcelain sink with mixer tap, integrated dishwasher, space for American style fridge with built in tall cupboard surround, radiator, uPVC double glazed window and door to rear, central island with breakfast bar.

### First Floor Landing

Radiator, uPVC double glazed window.



Bedroom 1 (en-suite) 15'7" x 12'5" (4.75m x 3.81m)  
uPVC double glazed window overlooking front, built in wardrobe with inset lighting, double panel radiator, TV point, coved ceiling, attractive wall panelling along one wall.

En-suite Shower Room 6'6" x 6'3" (2.0m x 1.93m)  
Shower enclosure, low level w.c. vanity wash basin, ladder style towel rail, inset lighting, floor and wall tiling.

Bedroom 2 11'0" x 9'10" (3.36m x 3.0m)  
uPVC double glazed window overlooking front of property, radiator, coved ceiling.

Bedroom 3 9'3" x 12'8" (2.84m x 3.87m)  
Range of built in wardrobes along one wall, uPVC double glazed window, radiator.

Bedroom 4 12'8" x 9'3" (3.88m x 2.83m)  
Range of built in wardrobes, uPVC double glazed window, radiator.

#### Bathroom

Four piece suite comprising sunken bath with tiled surround, shower enclosure, low level w.c. wash hand basin, uPVC double glazed window overlooking rear, ladder style chrome heated towel rail, wall tiling.

#### Outside

The property has been recently landscaped, new timber boundary fencing provides privacy, front lawned garden and raised terrace for outside dining and entertaining. Driveway providing off road parking and garage. To the rear of the garage there is an Utility Room with plumbing for washing machine and wall mounted boiler for central heating and hot water. Attractive rear garden, laid to lawn with lower level children's play area and storage below decking. The the immediate rear of the house and accessed from the Lounge, there is a purpose built raised decking area providing a quiet and private outside seating area.

#### Services

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

#### Agent's Note

There is no drop kerb leading to the driveway and garage, but permission has been granted to do this, however the new owner will need to undertake the work at their own expense.



## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## 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.

## Council Tax Band:

Conwy County Borough Council tax band F

## Directions

From Colwyn Bay, proceed out towards Old Colwyn, after the roundabout by Eirias Park entrance, continue towards Old Colwyn, turning right the Fire Station and continue up the hill and the property will be viewed on the left hand side.

## Agents Notes.

The property does have planning permission to drop the curb in front of the garage.



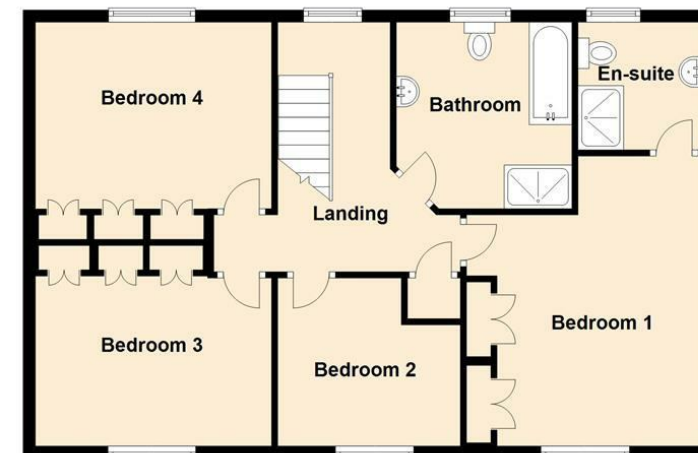
| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | 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>                                   | 75                         | 79                                                                                |
| (55-68) <b>D</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<br>2002/91/EC |  |

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

Ground Floor



First Floor



## Iwan M Williams Estate Agents

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