



14 Walshaw Avenue

Colwyn Bay LL29 7YA

Offers Over £640,000

A beautifully presented, re-furbished 4 bedroom family home occupying a spacious corner plot in a popular residential area.

Benefiting from off road parking; large wrap-around garden with grassed areas and established shrubs.

Viewing Highly Recommended.

This superb, well appointed family home offers light and airy 4 bedroom accommodation, retaining original features throughout. Set in established grounds with variety of shrubs, plants and natural screening. Detached car garage and workshop, Driveway parking, En-Suite Master Bedroom, Impressive Hallway, Large Dining Kitchen, 2 Reception Rooms. Located close to Rydal Penrhos school occupying a level plot and within walking distance of shops, railway station and Rhos promenade.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Situated in a highly desirable residential within walking distance of local shops, amenities and main line train station. The A55 gives access along the North Wales coast and also to Chester, Liverpool, Manchester and the motorway network.

The Accommodation Affords (approximate measurement)

Front Entrance Vestibule:

Tiled floor; timber and leaded front door; twin timber and glazed doors leading to:

Impressive Reception Hall:

Feature turn balustrade staircase leading off to first floor level; attractive herringbone block flooring; two built-in cloaks cupboards; radiator; coved ceiling.

Side Entrance Vestibule:

Doorway leading to rear garden.

Cloakroom:

Low level WC, pedestal wash hand basin, column radiator, wall tiling; uPVC double glazed window.



Main Sitting Room:

17'11" x 16'9" max. (5.47m x 5.11m max.)

Recessed fireplace with timber and marble tiled surround, herringbone style Karndean flooring, open grate; TV point; coved ceiling; uPVC double glazed windows to front and side, bay window; column radiator; floor to ceiling double glazed window looking onto rear garden; three wall light points.



Dining Room/Sitting Room:

17'11" x 14'0" (5.48m x 4.28m)

Timber flooring; column radiator; feature original fireplace; coved ceiling; uPVC double glazed french door into front bay. Bespoke Library and desk units along one wall.



Large Family Kitchen/Breakfast/Morning Room:

16'0" x 15'1" (4.89m x 4.6m)

Fitted range of modern base and wall units with complementary worktops; split level combi microwave and oven; Pyrolytic (self-cleaning) oven; four plate induction hob with contemporary style extractor hood above. Integrated dishwasher, fridge and freezer; Belfast style sink with mixertap; wall tiling.

Open Plan Breakfast Room:

13'0" x 9'2" (3.97m x 2.8m)

UPVC double glazed window to rear elevation; column radiator; telephone point; built-in alcove cupboard.

Rear Entrance & Walk-in Larder/Pantry Cupboard:

Tiled floor and shelving.

Utility:

Plumbing and space for washing machine and dryer; single drainer sink; modern base units with worktop over; laminated flooring; built-in cupboard housing central heating boiler, linen shelving above. Shower enclosure with tiled surround; extractor fan; window to rear elevation.



FIRST FLOOR

Spacious Landing:

Column radiator; small bay window overlooking front of property.

Bedroom No 1:

18'1" x 15'0" (5.52m x 4.58m)

Triple aspect room with windows overlooking front, side and rear elevations. Side bay window; double panel radiator; coved ceiling. En-suite Shower Room: Large shower enclosure, wash basin and low level WC; wall tiling; inset spotlighting. Recessed wardrobe with shelving.

Bedroom No 2:

18'1" x 14'0" (5.52m x 4.27m)

Bay window overlooking front and side elevation; column radiator. Doorway with connection through to bedroom 3 if required.

Bedroom No 3:

13'0" x 9'8" (3.98m x 2.95m)

Window overlooking side; double panelled radiator; built-in recessed cupboard.

Bedroom No 4:

16'4" x 6'11" (5m x 2.12m)

Double panelled radiator; window to side and rear elevation.

Bathroom:

Under floor heating; window to side and rear elevation.

Outside:

The property occupies a corner plot and has beautiful established grassed gardens to front side and rear; established trees and shrubs. Private driveway leading to large detached car garage and workshop with sliding timber doors and rear personal door. Enclosed rear garden, mainly grassed with variety of shrubs and plants; outside lighting. Covered entertaining/BBQ area, walled patio.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'G'.

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:

Proceed from the West End in the direction of Colwyn Bay, turn right into Walshaw Avenue just before the Rydal Penrhos rugby field, continue up Walshaw Avenue to the junction with Lansdown Road and the property will be viewed on the corner at the junction 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,

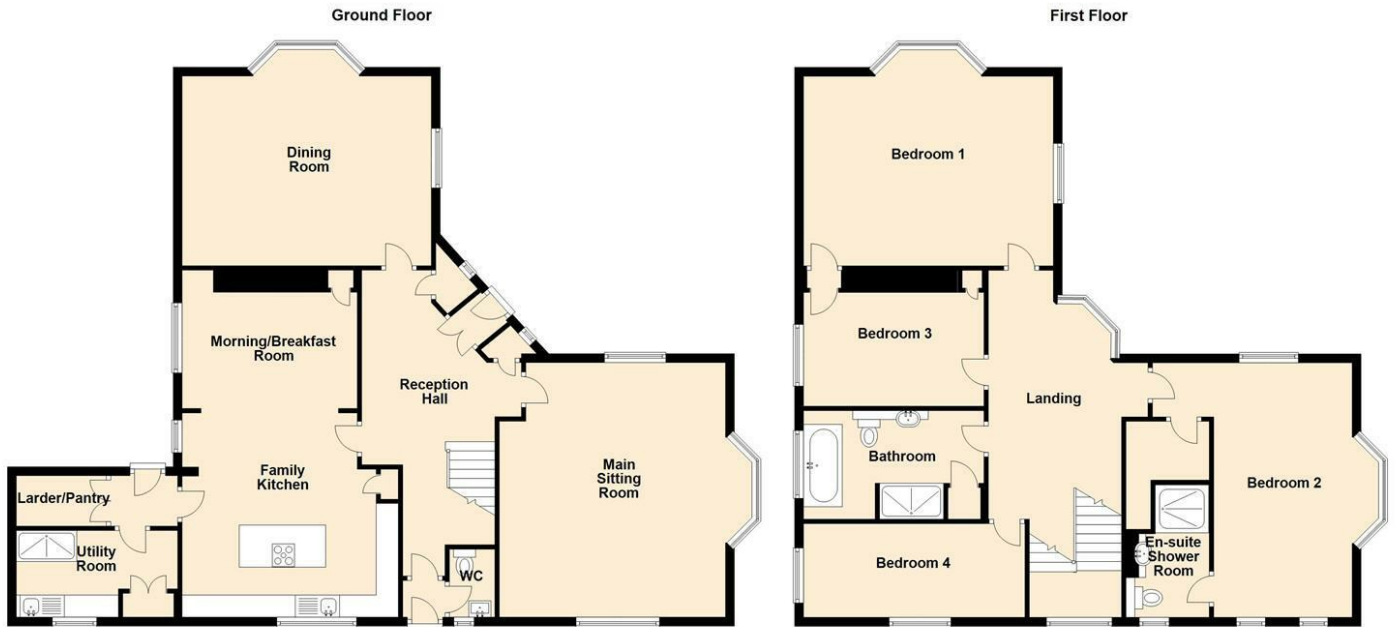




credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. 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.

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