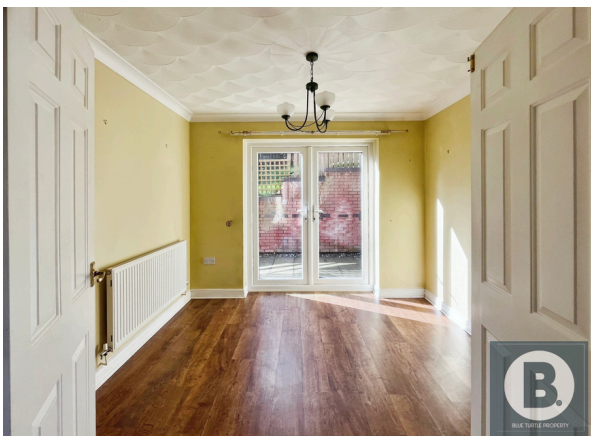




BLISSWORTH ESTATE

BRYN GARAN

ASKING PRICE: OFFERS OVER £350,000



This beautifully presented four bedroom detached family home is offered for sale with no onward chain. Early viewing is essential to appreciate this fantastic property, set in this desirable location, in a quiet cul- de- sac position. The well proportioned, light and airy accommodation would suit an array of buyers and really does need to be viewed to be truly appreciated.

In brief, the accommodation affords: Entrance hallway, w.c, spacious double aspect lounge through to dining room with doors accessing rear garden, kitchen/ breakfast room and utility room to the ground floor, with four good size bedrooms (master bedroom with en-suite shower room,) and family bathroom to the first floor. Externally the property sits on a generous plot with gardens to front, side and rear, as well as off road parking and single garage. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.

Location-The property is situated in a most sought after location close to the popular Rydal school, Pen Y Bryn primary school and Pen Y Bryn restaurant, as well as short drive from variety of local shops, schools, supermarkets, restaurants, doctors in Colwyn Bay. The property is located near a bus route and a short drive from a main railway line. Located near Llandudno, Deganwy, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Upper Colwyn Bay holds a real sense of community, with several regular events held nearby.

Tenure- Freehold

Council Tax Band- E as on voa.gov.uk

Ground Floor

Entrance Hallway (14'8" x 6'4")

Composite door leading in, radiator, telephone point, stairs to first floor.

W.C (4'10" x 3'1")

Low level flush w.c, wall mounted wash hand basin with tiled splashback, double glazed obscure glass window to front aspect.

Lounge (18'3" x 11')

Double glazed bay window to front aspect, double glazed window to side aspect, coving to ceiling, radiator, feature fire surround with inset floral tiles and coal effect gas fire, television point, telephone point, double doors through to dining room.

Dining Room (10' x 9'7")

Double doors accessing rear garden, coving to ceiling, radiator, versatile room ideal for use as a dining room/ guest room/ play room/ office.

Kitchen/ Breakfast Room (11'10" x 9')

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral oven with four ring hob and extractor over, space for dishwasher, space for fridge/ freezer, radiator, double glazed window looking out on to rear garden.



Utility Room (10' x 4'9")

Fitted with a range of wall and base units with complimentary work surfaces over, plumbing for washing machine, space for tumble dryer, cupboard housing gas central heating boiler, double glazed window to rear aspect, uPVC door to side accessing gardens.

First Floor

Landing (9'9" x 9'5")

Loft access with pull down ladder to fully boarded loft, built in storage cupboard with shelving.

Bedroom One (16'2" x 10'4")

Double glazed window to front aspect with distant sea views, radiator, telephone point, television point, door through to en-suite shower room.

En-Suite Shower Room (7'10" x 6'8")

Walk in shower, low level flush w.c, vanity wash hand basin, extractor fan, heated towel rail, tiled walls, tiled flooring, double glazed obscure glass window to front aspect.

Bedroom Two (11'2" x 11'1")

Double glazed window overlooking rear garden, radiator.

Bedroom Three (13'5" x 8'8")

Double glazed window overlooking front garden and on to far reaching sea views beyond, television point, radiator.

Bedroom Four (9'9" x 8'8")

Double glazed window overlooking rear garden, telephone point, radiator.

Family Bathroom (7'9" x 6'2")

Panel bath with shower attachment, vanity wash hand basin with storage under, low level flush w.c, tiled walls, tiled flooring, heated towel rail, illuminated mirror, double glazed obscure glass window to rear aspect.



Garage (18'5" x 7'3")

Up and over door, window to side aspect, lights and power.

Outside

Front

Driveway to front leading to garage, fenced boundaries and established borders.

Side

Shed, fenced boundaries.

Rear

Patio area immediately to rear, elevated area mainly laid to lawn with secure fenced boundaries and established borders.



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Ground Floor

Floor area 73.6 m² (792 sq.ft.)

First Floor

Floor area 70.3 m² (757 sq.ft.)

TOTAL: 143.9 m² (1,549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	