



CONWAY ROAD, COLWYN BAY

OFFERS IN THE REGION OF  
£259,950



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Blue Turtle Property are delighted to offer for sale with no onward chain, this deceptively spacious four bedroom property, set in the most convenient location near to the attractions and amenities that Colwyn Bay has to offer. Set in the popular West End area and set on a generous plot with ample off road parking, garage, greenhouse and further area laid to lawn. Full of charm and character throughout with the potential to really make your own, this fantastic property offers versatile accommodation and needs to be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Entrance porch giving access to spacious reception hallway, lounge, dining room and kitchen/ breakfast room to the ground floor, with four good size bedrooms, shower room and w.c to the first floor. The property sits on a generous plot with front garden and off road parking as well as a fantastic rear garden with garage, greenhouse and further access to garden laid to lawn, as well as the ideal storage space in the basement rooms. The property further benefits from double glazing, and gas central heating through the range.

With recent checks having been carried out for rental purposes, whether you're looking for a property to generate a healthy income, or an ideal family home, then look no further.

Early viewing is essential.





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## Location

This fantastic property is centrally located in the popular West End area of Colwyn Bay. Colwyn Bay has a variety of amenities including supermarkets, shops, pubs, cafes and schools. With a vast amount of transport links also nearby, including access to the A55 and bus routes. Along with parks just a stones throw away, the property boasts idyllic walks from its doorstep. The neighbourhood holds a real sense of community with several events held nearby.

**Tenure-** Freehold

**Council Tax Band-** D as on [voa.gov.uk](http://voa.gov.uk)





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## Ground Floor

### Entrance Porch

Tiled flooring, door leading in to reception hallway.

### Reception Hallway

Under stairs storage cupboard, radiator.

**Lounge** - 4.9 x 3.7 (16'0" x 12'1")

Double glazed bay window, overlooking front garden, feature fire surround with inset gas fire, radiator, television point, coving to ceiling.

**Dining Room** - 3.9 x 3.2 (12'9" x 10'5")

Double glazed window to rear aspect, feature fire surround with inset gas fire, built in storage cupboard, radiator.

**Kitchen Breakfast Room** - 5.1 x 3.1 (16'8" x 10'2")

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, gas Rayburn range cooker, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, double glazed windows to both side and rear aspect, uPVC door giving access via steps to rear garden.

## First Floor

### Landing

Airing cupboard storage, loft access.

**Bedroom 1** - 4.8 x 3.7 (15'8" x 12'1") -

Double glazed bay window to front aspect, vanity wash hand basin with storage under, radiator

**Bedroom 2** - 3.9 x 3.6 (12'9" x 11'9")

Double glazed window overlooking rear garden and on to views beyond, vanity wash hand basin with storage under, radiator.

**Bedroom 3** - 3.06 x 2.8 (10'0" x 9'2")

Double glazed window to front aspect, picture rail.

**Bedroom 4** - 2.9 x 2.4 (9'6" x 7'10")

Double glazed window overlooking rear garden and on to views beyond, picture rail.

**Shower Room** - 1.9 x 1.7 (6'2" x 5'6") -

Shower enclosure, pedestal wash hand basin, heated towel rail, tiled walls, double glazed obscure glass window to side aspect.

### W.C

Low level flush w.c, double glazed obscure glass window to side aspect.



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## Garage

Driveway to side leads to garage at rear with double doors.

## Basement Rooms - 3.8 x 3.8 (12'5" x 12'5" )

Accessed via rear garden a collection of basement rooms making the ideal storage space or with the potential for a study space and/or games room.

## Outside

### Front

Low maintenance front garden with planted borders as well as hedged and walled boundaries.

### Side

Driveway to side giving access to rear garden.

### Rear

Garage and greenhouse to rear with patio areas ideal for seating, access follows through to further area mainly laid to lawn, with hedged boundaries.





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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>40</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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](http://www.Propertybox.io)



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## Services/ Disclaimer-

Mains gas, water, 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.