



GWYNANT, OLD COLWYN

ASKING PRICE £499,950





# GWYNANT, OLD COLWYN



Blue Turtle Property are delighted to offer for sale with no onward chain, this impressive five bedroom detached home that needs to be viewed to be truly appreciated. Set in a quiet cul de sac position with fabulous surrounding views, this fantastic property is set on a generous plot with gardens to front and rear, as well as off road parking and a double garage. Offering well proportioned, spacious accommodation, this substantial property would suit an array of buyers and is a real must see. Finished to an exceptional standard with a noticeable attention to detail, this prestigious property was built around 2006 in the 'Penrhos' design, a well planned, practical yet stylish family home.

In brief, the bright and airy accommodation affords: Grand entrance hallway with plenty of light flooding in and feature drop lighting, sitting room, lounge, spacious kitchen/ dining room with integral appliances, utility room and w.c to the ground floor with five spacious bedrooms (master suite with dressing area and two bedrooms offering en-suite facilities,) and family bathroom to the first floor. Externally the property sits on a generous plot with off road parking, double garage and well kept front and rear gardens. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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**Location**-The property is situated in a quiet cul de sac on the popular Gwynant estate in Old Colwyn. The property is close to a variety of local schools, restaurants and is near a bus route and the main railway line. Located within easy reach of Colwyn Bay and Llandudno, and offers easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. There are some fantastic walks right from its doorstep, and a supermarket just a stones throw away.

**Tenure**- Freehold

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



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## Ground Floor

### Entrance Hallway

Composite door leading in, radiator, tiled flooring, coving to ceiling, impressive bright hallway with double glazed window to front aspect providing a beautiful outlook from the landing area, fitted drop crystal chandelier.

**WC** - 2.09m x 1.36m (6'10" x 4'5")

Two piece suite comprising low level flush wc and vanity wash hand basin with tiled splashback and storage under, radiator, tiled flooring, extractor fan.

**Lounge** - 5.2m x 4.08m (17'0" x 13'4")

Two double glazed windows looking out on to rear garden, door accessing rear garden, coving to ceiling, two radiators, feature fire surround with inset coal effect fire, television point, wall mounted lighting.

**Sitting Room** - 3.58m x 3.15m (11'8" x 10'4")

Double glazed bay window looking out on to front garden, coving to ceiling, radiator, telephone point.

**Kitchen/Dining Room** - 6.96m x 4.45m (22'10" x 14'7")

### Kitchen Area

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral appliances including oven and grill, dishwasher, four ring hob with extractor over, coving to ceiling, under counter lighting, spotlights to ceiling, part tiled walls, tiled flooring, double glazed window looking out on to rear garden.

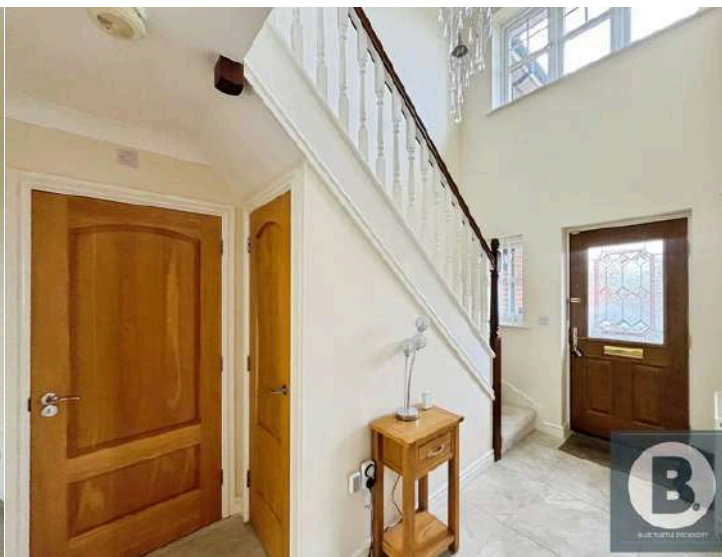
### Dining Area

Doors accessing rear garden, coving to ceiling, spotlights to ceiling.

**Utility Room** - 3.53m x 1.7m (11'6" x 5'6")

Fitted with a range of base units with complimentary work surfaces over, wall mounted gas central heating boiler, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, tiled flooring, door to side.





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## First Floor Gallery Landing

Coving to ceiling, loft access, double glazed window to front aspect enjoying fantastic views, built in cupboard housing hot water cylinder, providing enough to run all showers efficiently.

### **Bedroom One** - 5.05m x 3.39m (16'6" x 11'1")

A master suite comprising fitted wardrobes with sliding doors on entry, ideal for use as a dressing area, further fitted bedside cabinets and wardrobes in the master bedroom area providing ample storage space, double glazed window to front aspect enjoying far reaching countryside and sea views, coving to ceiling, television point, telephone point, radiator, door through to en-suite shower room.

### **Ensuite Shower Room** - 2.49m x 2.27m (8'2" x 7'5")

Low level flush wc, built in wash hand basin with storage under, corner shower enclosure with rainfall shower and shower attachment, extractor fan, heated towel rail, spotlights to ceiling, double glazed obscure glass window to side aspect.

### **Bedroom Two** - 3.32m x 2.93m (10'10" x 9'7")

Fitted wardrobes with sliding doors, double glazed window overlooking rear garden and on to views of the fields beyond, radiator, door through to en-suite shower room.

### **Ensuite Shower Room** - 2.21m x 1.75m (7'3" x 5'8")

Low level flush wc, vanity wash hand basin with storage under, corner shower enclosure, heated towel rail, tiled flooring, tiled walls, double glazed obscure glass window to rear aspect.

### **Bedroom Three** - 3.63m x 2.84m (11'10" x 9'3")

Fitted wardrobe storage with sliding doors, double glazed window overlooking front garden and on to views beyond, radiator.





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## **Bedroom Four** - 3.61m x 2.89m (11'10" x 9'5")

Double glazed window overlooking rear garden and on to views beyond, radiator, telephone point.

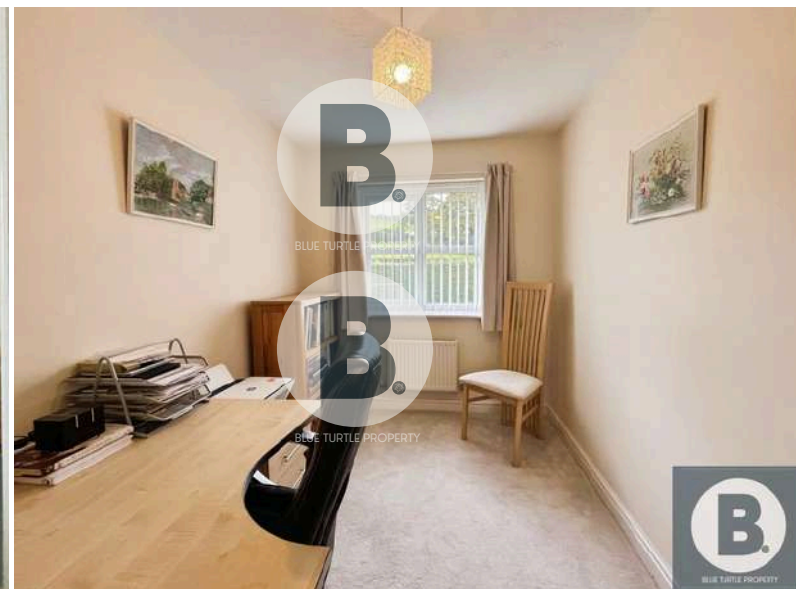
## **Bedroom Five** - 2.94m x 2.1m (9'7" x 6'10")

Double glazed window overlooking rear garden and on to views beyond, radiator, telephone point.

## **Family Bathroom** - 2.64m x 2.46m (8'7" x 8'0")

Four piece suite comprising low level flush wc, pedestal wash hand basin, panel bath with mixer tap, separate shower enclosure with rainfall shower and shower attachment, heated towel rail, extractor fan, tiled walls, tiled flooring, double glazed obscure glass window to side aspect.





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**Double Garage** - 5.13m x 4.99m (16'9" x 16'4")

Remote up and over door, lights, power, personal door to side.

## Externally

### Front

Area laid to lawn with fenced boundaries, driveway leading to garage with outside lighting.

### Side

Secure gated side access.

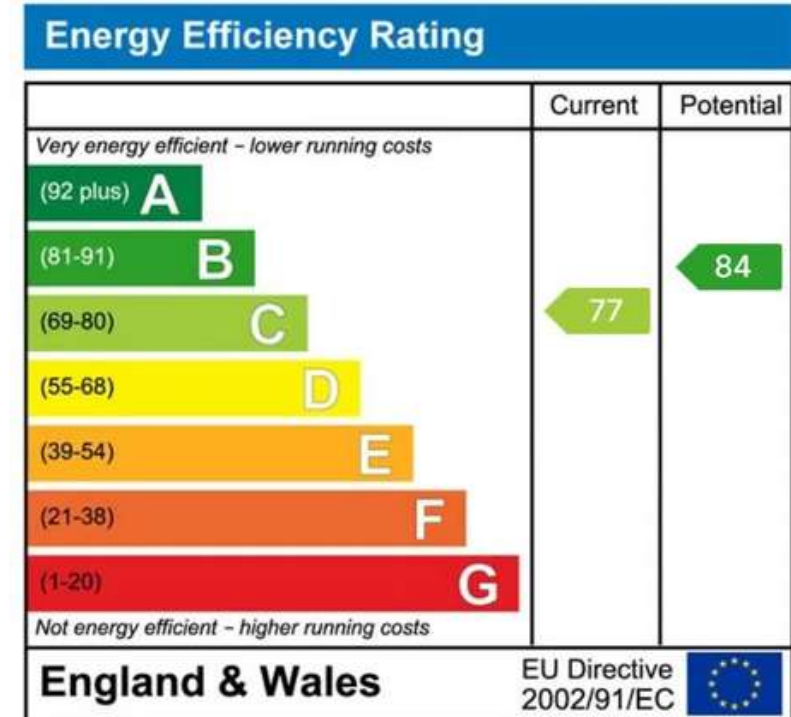
### Rear

Tiered rear garden providing a variety of seating areas, ideal to sit and enjoy the tranquillity with the open fields to the rear, raised flower beds, outside lighting, hedged boundaries.





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Total floor area: 208.1 sq.m. (2,240 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](http://www.Propertybox.io)





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## Services/ Disclaimer-

Mains water, gas and 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.