

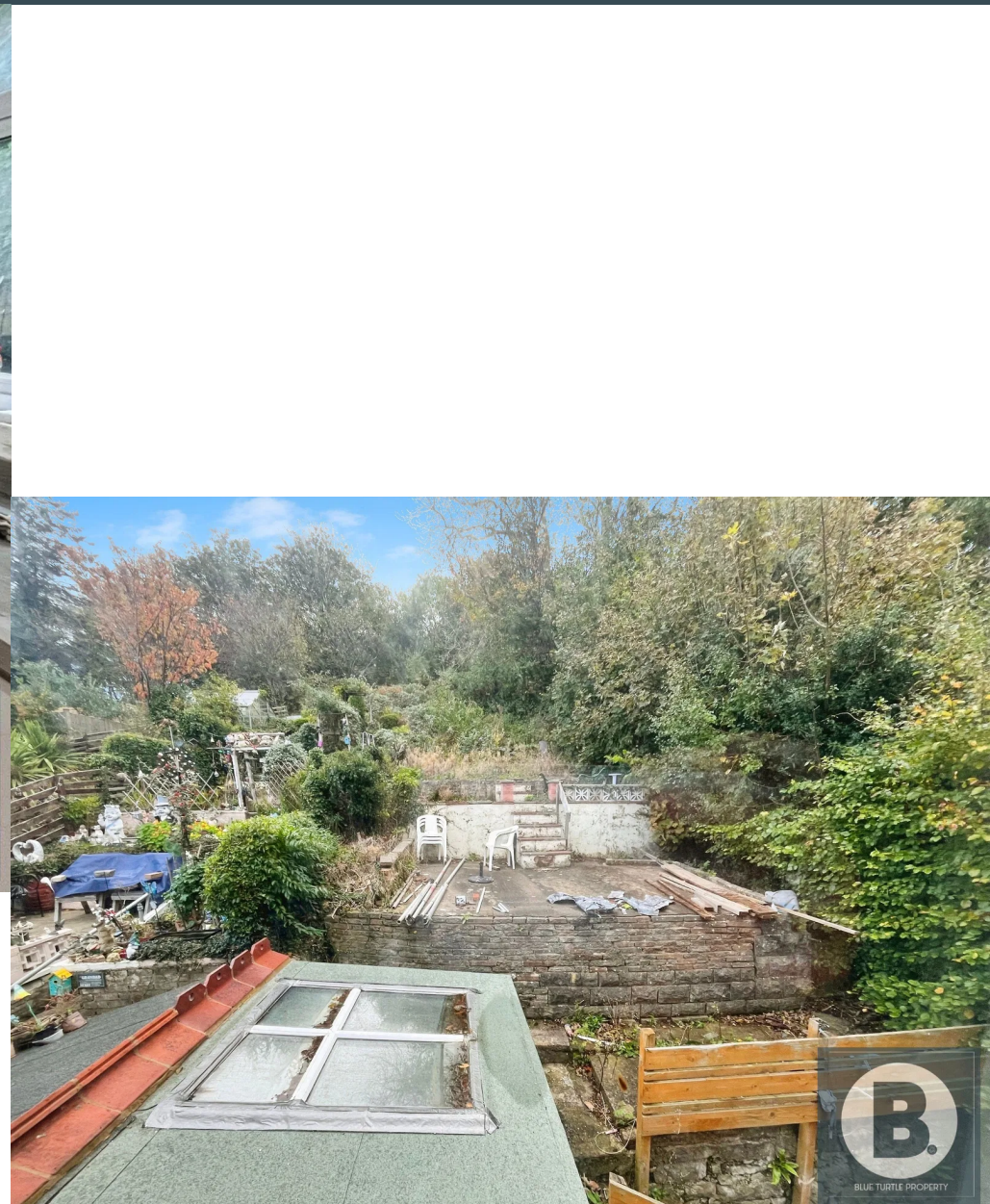


COED COCH ROAD, OLD COLWYN, LL29

ASKING PRICE £280,000



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Blue Turtle Property are delighted to offer for sale with no onward chain, this fantastic three bedroom property located in the sought after area of Old Colwyn. Having undergone a programme of refurbishment by its current owners including new heating, new roof, open plan kitchen/ lounge/ diner with high quality integral appliances, this stunning property suits modern living yet retains much of its charm and character throughout. Set on a generous plot with garden and parking to the front and impressive gardens with an abundance of potential to the rear.

In brief, the light and airy accommodation affords: Entrance porch leading in to reception hallway, open plan lounge/ dining room through to high quality newly fitted kitchen to the ground floor with three good size bedrooms and family bathroom to the first floor. Externally the property offers front and rear gardens as well as off road parking. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



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Accommodation

Entrance Porch

Reception Hallway

Lounge/ Dining Room: 27'2" x 11'9"

Double glazed box bay window to front aspect, coving to ceiling, radiator.

Kitchen: 16'10" x 8'8"

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral appliances including fridge/freezer, dishwasher, oven and four ring hob with extractor over, spotlights to ceiling, radiator, double glazed window to side aspect.

First Floor Landing

Picture rail, built in storage cupboard.

Bedroom 1: 16'4" x 14'6"

Two double glazed windows enjoying lovely outlook to front, radiator.

Bedroom 2: 11'10" x 10'9"

Double glazed window overlooking rear garden, radiator.

Bedroom 3: 8'10" x 8'8"

Double glazed window overlooking rear garden, radiator.

Shower Room: 5'10" x 5'

Shower, low level flush w.c, pedestal wash hand basin, tiled walls, double glazed obscure glass window to side aspect.



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Externally

Front

Gated access to front, off road parking, area laid to lawn with walled boundaries.

Side

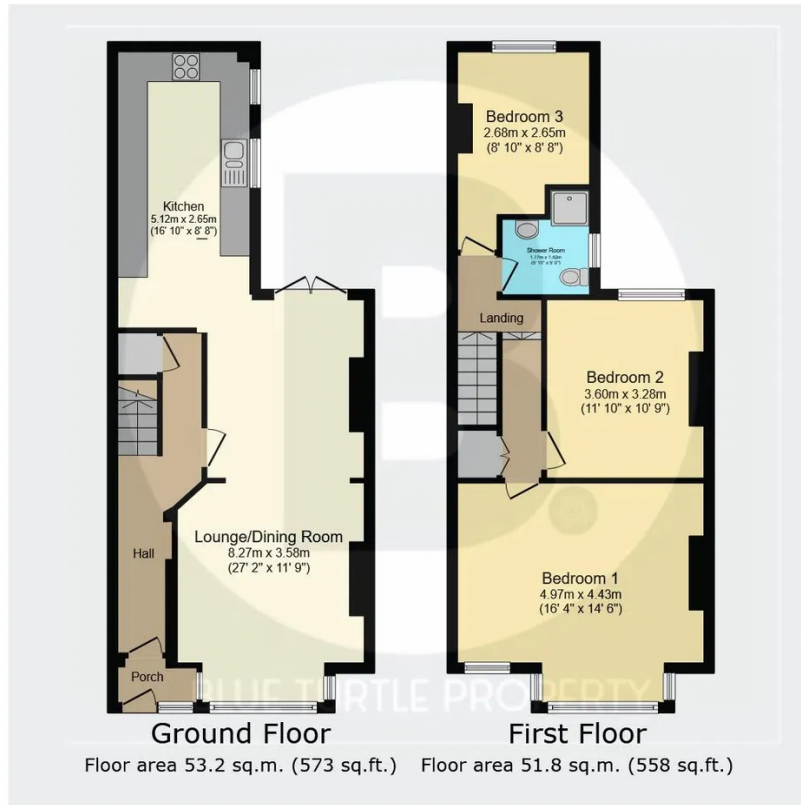
Side access.

Rear

Impressive rear garden that needs to be viewed to be truly appreciated. Tiered with vast amounts of potential and the perfect space to sit and enjoy the tranquil surroundings.

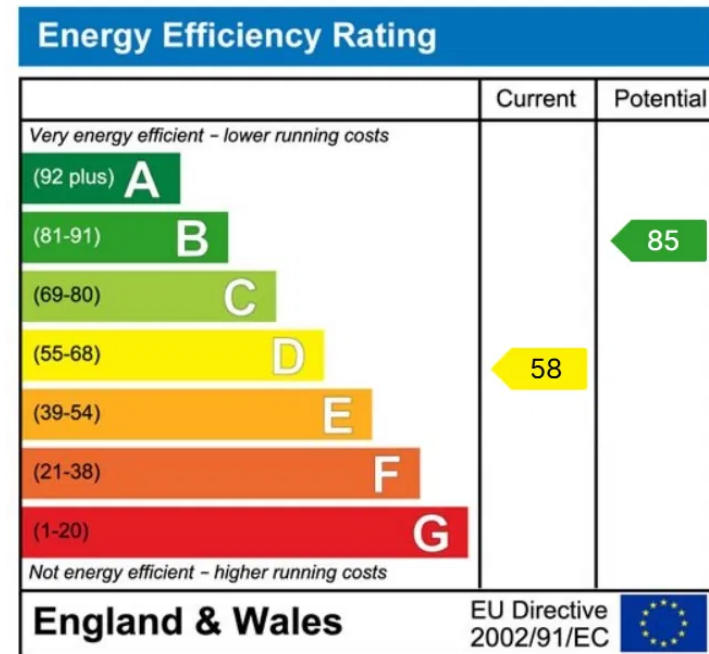


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Total floor area: 105.0 sq.m. (1,131 sq.ft.)

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





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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.