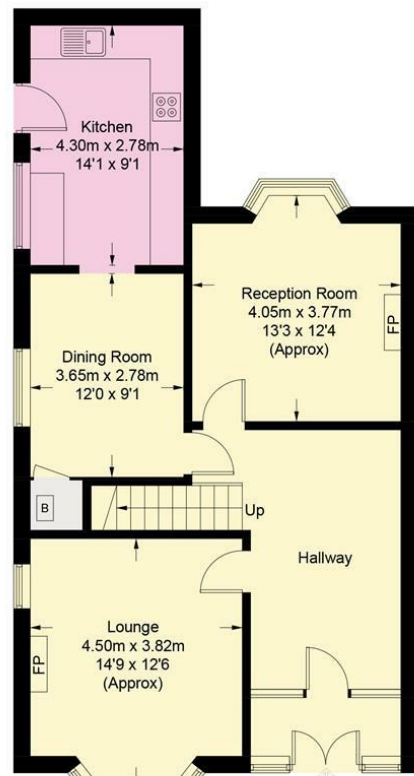


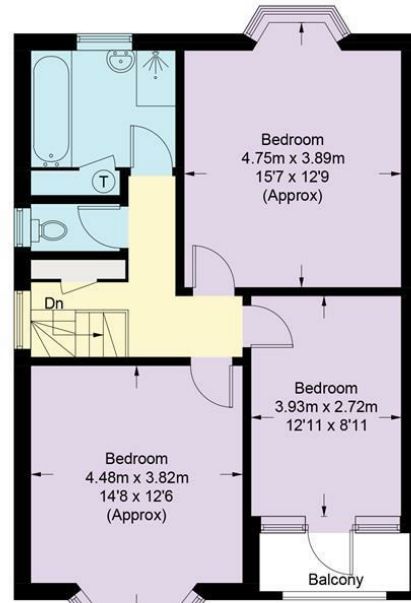


Bryn Avenue Old Colwyn, Colwyn Bay

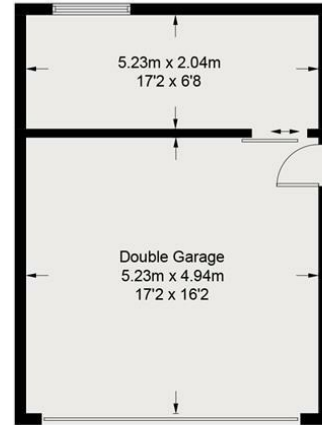
Approximate Gross Internal Area = 137.2 sq m / 1477 sq ft
 Double Garage = 37.6 sq m / 405 sq ft
 Total = 174.8 sq m / 1882 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2024 (ID1087776)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	A	A
50	78	B	A
	78	C	A
	78	D	A
	78	E	A
	78	F	A
	78	G	A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



73 Bryn Avenue, Colwyn Bay, LL29 8AH

£320,000



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£320,000



Tenure

Freehold

Council Tax Band

E - Average from 01-04-2024 £2,610.49

Property Description

The property boasts a commanding elevated position with extensive hardstanding off-road parking for multiple vehicles. Adding to the curb appeal is the well-manicured front garden, bordered with flowerbeds bursting with shrubbery and vibrant flowers.

A timber glazed door, flanked by glazed side panels, opens into a welcoming entrance porch with exposed painted brick walls and tiled flooring. An eye-catching timber glazed door leads into the large, inviting entrance hall, which features timber flooring, tall skirting boards, deep coving, picture rails, and corniced ceilings.

The front reception room is a bright and airy retreat with plenty of natural light streaming in through a large bay window and a second dual-aspect window. Period features are evident in this room, complemented by a gas flame fireplace framed by a timber mantle and decorative tiles.

The second reception room offers ample space and a large bay window inviting light into the room. It features a prominent chimney breast, a large gas flame fireplace, and a solid stone hearth.

The third reception area is ideally suited as a dining area, with its open-plan design flowing into the kitchen through an archway and there's also a handy under-stair storage cupboard housing the boiler and electrical service meter.

The kitchen benefits from a mix of wall and base-mounted timber effect units complemented by a tiled splashback. There's plenty of worktop space for keen home chefs or bakers, and integrated appliances include a double oven/grill, a four-ring gas hob, and a fridge. There's also ample space and plumbing for a washing machine and a dishwasher.

As you ascend the staircase to the first floor, a large gallery window invites plenty of natural light into the space. Decorative picture rails and architecture add character, and there's a large storage cupboard handy for linens. Access via a hatch with a pull-down loft ladder leads to the expansive loft

space, which is fully boarded and primed for conversion, subject to the correct building regulations and potential planning permissions.

The primary bedroom enjoys a stunning view of the Irish Sea and offers plenty of space for a king or super king-size bed, bedside cabinets, and wardrobes. The second bedroom, located to the rear of the property, is similar in size and features a prominent chimney breast, ideal for fitted wardrobes either side. A bay window and ample room for additional freestanding furniture complete the room.

The third bedroom is larger than typically seen in this type of property, with plenty of space for a double bed and additional furniture. This room also benefits from a balcony accessible through a double-glazed door, perfect for enjoying the stunning vistas.

The family bathroom is fully tiled and offers ample storage options that could also serve as an airing cupboard, given the location of the hot water tank. There's a large bath with a handheld diverter showerhead, a shower cubicle with an electric shower, and a stylish hand wash basin. A separate WC serves as a useful addition during the busy morning rush.

The south-west facing rear garden enjoys plenty of sunshine throughout the day and into the evening. Like the front garden, this space is meticulously maintained, with a well-manicured lawn bordered by flowerbeds, secured by timber fencing and a mature Leylandii provides additional privacy to the rear of the property. Multiple patio areas, both hardstanding and paved, provide the ideal spot for alfresco dining and family barbecues, while a glass greenhouse is perfect for growing your own vegetables.

Additional features include a double garage that could be transformed into a home gym, with an additional workshop room to the rear of the garage, an outside tap, and a water butt for eco-friendly buyers. The property is double-glazed throughout and benefits from central heating via a system boiler.

Byrn Avenue is a charming residential street ideally situated in a tranquil yet accessible area. The neighbouring towns of Colwyn Bay & Old Colwyn boast convenient amenities, including a variety of shops, cafes, and restaurants within a short walking distance. Excellent transport links are available, via the A55 and Colwyn Bay train station just a few minutes

away, providing regular services to major cities. The area is also well-served by local bus routes. For families, reputable schools such as Ysgol Eirias and Ysgol Bryn Elian are nearby, ensuring high-quality education options. Leisure opportunities abound, with the local leisure centre just moments away and the renowned RGC rugby club in close proximity. With its combination of convenience and community, Byrn Avenue is an ideal location for your next home.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

14'9" x 12'6" (4.5 x 3.82)

Reception Room

13'3" x 12'4" (4.05 x 3.77)

Dining Room

11'11" x 9'1" (3.65 x 2.78)

Kitchen

14'1" x 9'1" (4.30 x 2.78)

Bedroom 1

14'8" x 12'6" (4.48 x 3.82)



Bedroom 2

15'7" x 12'9" (4.75 x 3.89)

Bedroom 3

12'10" x 8'11" (3.93 x 2.72)

Double Garage

17'1" x 16'2" (5.23 x 4.94)

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

