



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Tanllwyfan, Old Colwyn, Colwyn Bay, LL29 9LQ Offers in excess of £399,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A		96	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	58		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.



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Tenure
Freehold

Council Tax Band
F - Average from 01-04-2024 £3,085.13

Property Description
As you approach, a stylish canopy fitted with wind-breaking glass shelters the glazed front door, which opens into a welcoming vestibule. Here, you'll find a handy storage cupboard and a conveniently located ground floor WC.

Stepping into the hallway, there's a practical under-stair storage area, while the staircase leads gracefully to the first-floor accommodation.

The lounge is generously proportioned, offering ample space for your furniture. A modern feature, the cosy electric fire with a log-burning effect, adding warmth and ambience. Natural light floods the room, enhanced by sliding doors that lead to a conservatory. This versatile space enjoys a westerly aspect, making it ideal for relaxation during the evening or as an extra reception room.

Across the hall, you'll find a snug, currently utilised as a games room. This flexible room can easily be transformed into a home office, and it comes complete with a sleek, wall-mounted radiator for comfort and style.

Now for the star of the show – the stunning open-plan kitchen, living, and dining area. This expansive space, added by the current owners in 2018 (with building certification available), boasts contemporary tiled flooring with electric underfloor heating, ensuring a cosy atmosphere year-round. The high-gloss kitchen units and durable quartz worktops create a modern, sleek look. Integrated appliances include a double electric oven and grill, a four-ring gas hob, under-counter fridge and freezer, dishwasher, and both washing and drying machines. The design allows for seamless entertaining, with the dining area connected to the kitchen so you can stay part of the conversation while preparing meals. When dinner's over, the sofa area invites you to unwind in comfort.

Upstairs, the first-floor accommodation begins with the primary bedroom, a spacious retreat with room for a king-size bed and plenty of accompanying furniture. A walk-in dressing area offers storage for freestanding wardrobes, and the elegant four-piece ensuite includes a bath, shower cubicle, wash basin, and WC, all presented in a part-tiled design.

The third bedroom is a spacious double, featuring LED strip lighting around a picture rail that creates a striking tray ceiling effect. There's ample space for a double bed and additional furniture.

The fifth bedroom on this floor is versatile, currently set up as a single bedroom but equally suited to being a home office, crafts room, or creative space. From here, you can even enjoy partial sea views.

Ascending to the second floor, natural light pours through a Velux window, brightening the landing area. Here, you'll find a large storage cupboard housing the modern hot water tank, along with a second linen cupboard – ideal for storing towels and bed linens.

The two bedrooms on this floor are both generously sized and benefit from captivating sea views. The larger of the two includes a spacious walk-in wardrobe or storage cupboard, and both rooms have plenty of space for double beds and furniture.

For added convenience, there's a second-floor shower room – perfect for those late-night trips without needing to navigate back downstairs.

The double garage currently features up-and-over doors, providing ample storage space at the front. Towards the rear, the current owners have cleverly transformed part of the space into an entertainment and games area. However, should the new owners prefer, this versatile area could easily be converted back into a full garage, offering additional parking or storage as required.

The wraparound garden provides ample outdoor space, enjoying a sun-soaked southwest-facing aspect. Ideal for al fresco dining, there are numerous spots to place a table and chairs. Raised stone-chip beds offer potential for vibrant flower displays, while the lawned area is perfect for children's play. On a warm summer evening, you'll want to retreat to the raised decked terrace, glass in hand, to relax as the day winds down.

This stunning family home offers the perfect blend of indoor and outdoor living, all wrapped up in a peaceful yet convenient location.

Tanllwyfan is a charming residential street ideally situated in an 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 Eliau are nearby, ensuring high-quality education options. Leisure opportunities also abound, with the local leisure centre just a short drive away.

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
19'5" x 11'3" (5.93 x 3.45)

Conservatory
9'6" x 9'2" (2.9 x 2.8)

Snug
9'4" x 9'0" (2.86 x 2.76)

Kitchen/Diner
21'11" x 18'0" (6.7 x 5.5)

Double garage with storage
16'7" x 11'3" (5.06 x 3.45)

FF Bedroom 1
11'7" x 11'3" (3.54 x 3.44)

FF Bedroom 3
10'9" x 8'11" (3.30 x 2.74)

FF Bedroom 5
9'0" x 8'3" (2.75 x 2.53)

FF Bathroom
7'10" x 5'6" (2.40 x 1.70)

2F Bedroom 2
16'6" x 9'2" (5.04 x 2.81)

2F Bedroom 4
11'5" x 9'5" (3.50 x 2.89)

2F Bathroom
8'2" x 5'10" (2.51 x 1.79)

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

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