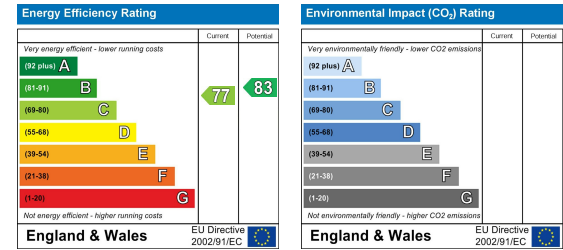


P J B  
Prys Jones & Booth

17 Tan Yr Allt Avenue, Colwyn Bay, LL28 5AP  
£325,000



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# 17 Tan Yr Allt Avenue, Colwyn Bay, LL28 5AP

## £325,000



### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2024 £2,836.57

### Property Description

Perched in an elevated position and enjoying extensive mountain views, this individually designed three-bedroom family home offers versatile living space, perfect for modern families or those seeking multi-generational accommodation. Just a short stroll from local shops, the home combines convenience with tranquillity, making it a rare find.

Upon arrival, you're welcomed by off-road parking for two vehicles and an attractive front seating area surrounded by colourful flower beds and mature shrubs. The property also offers access to the rear garden via both sides, where a generous raised decking area awaits—ideal for al fresco dining or simply soaking up the panoramic views. There's also a potting shed and an additional storage shed for garden essentials.

Step inside to a bright and airy hallway that seamlessly connects all levels of the home. The main living room is tastefully decorated with a sense of warmth and space, while a nearby cloakroom with WC and hand basin adds practical convenience. The heart of the home is the open-plan kitchen and living area, beautifully wrapped with windows and patio doors that flood the space with natural light. This stylish, social hub flows directly out onto the decking—perfect for entertaining guests or enjoying quiet family evenings.

Upstairs, the first floor boasts a generous landing with built-in mirrored wardrobes, a contemporary four-piece bathroom, and a spacious double bedroom, with a handy storage area flowing just off the bedroom that can also be used as a versatile home office space.

The lower ground floor presents an exciting opportunity for

independent living, guest accommodation, or even a granny annex. Here you'll find a large double bedroom with en-suite shower and dressing rooms, as well as a second expansive living space with an additional en-suite shower—currently doubling up as a utility area. Double patio doors open directly onto the garden decking, creating a serene and self-contained retreat.

### 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.

### Entrance Hall

### Cloak Room/WC

### Living Room

16'4" x 10'2" (5.00m x 3.12m)

### Open Plan Kitchen, Dining & Living

### First Floor

### Spacious Landing Area

### Bathroom

### Bedroom

14'1" x 9'5" (4.31m x 2.89m)

### Lower Ground Floor

### Bedroom

14'4" x 12'0" (4.39m x 3.68m)

### En-Suite/Kitchenette

### Bedroom

12'1" x 9'6" (3.69m x 2.90m)

### En-Suite Shower Room

### Dressing Room

### 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, Kinnel 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.

### Professional Services

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

