

**Castell Old Highway, Colwyn Bay
North Wales LL28 5YD**



Asking Price £549,000

Castell Old Highway, Colwyn Bay, North Wales LL28 5YD

Castell is approached via a long private drive off the Old Highway and leads to extensive parking and 2 LARGE CEDAR WOOD OUTBUILDINGS. A 3 or 4 BEDROOM BUNGALOW dating back to the late 1800's and built of brick with pebble dashed elevations beneath a tiled roof. Due to the internal design and layout it is possible Castell was two properties. Surrounding the bungalow are established gardens from where there are glorious views to Penrhyn Bay, the sea and distant hills and mountains. To the westerly side is the paddock which extends along the Old Highway to a wooded area, part of which is also included. There is a large ASBESTOS CORRUGATED NISSAN HUT in the paddock. It is understood that the Milk Marketing Board worked out of the outbuildings at Castell. Despite its quiet location in the upper part of the town the bungalow is within a short distance of Conwy and Llandudno. On the educational front there is a choice of both private and state schools nearby including Rydal Penrhos, Colwyn Bay & St Davids in Llandudno. EPC 20G Potential 76C Ref CB7501

Entrance

Double glazed front door

Reception Hall

13'7 x 10'10 (4.14m x 3.30m)

Kitchen Breakfast Room

12'7 x 10'7 (3.84m x 3.23m)

Stainless steel sink unit, wall and base cupboard, glazed unit, fine views, solid fuel fire stove with hot water boiler and cylinder airing cupboard adjacent

Lounge

12'1 x 11'10 (3.68m x 3.61m)

Huge natural stone inglenook fireplace and concealed lighting, open coal fire, copper canopy, delft rack, double glazed patio doors to rear gardens

Second Lounge

13'5 x 13'4 (4.09m x 4.06m)

Double glazed, tiled open coal fireplace and hearth, glazed part room divider display unit

Bedroom 1

13'2 x 10'9 (4.01m x 3.28m)

Night storage heater, double glazed window

Bedroom 2

12'1 x 11'9 (3.68m x 3.58m)

Off rear inner hall, double glazed bay, night storage heater, vanity wash hand basin, 2 double door wardrobes and top cupboards

Bathroom

12'2 x 5'5 (3.71m x 1.65m)

Turquoise cast bath, pedestal wash hand basin, w.c, tiled walls, double glazed, shower cubicle and unit

Bedroom 3

10'11 x 7'1 (3.33m x 2.16m)

Study/Occasional Bedroom

9'11 x 7'1 (3.02m x 2.16m)

Double aspect room

The Garage

20'2 x 19'6 (6.15m x 5.94m)

Large double doors, personal door

The Grounds

Castell stands in its own large gardens and paddock extending to about an acre or thereabouts. The land follows the Old Highway to a wooded area. Just off the driveway are 2 Large Outbuildings 20' x 17'7 and 18'10 x 7'1 brick and timber built beneath a pitched roof there is also a Workroom 20' x 10 and an Asbestos Corrugated Nissan Hut in the field

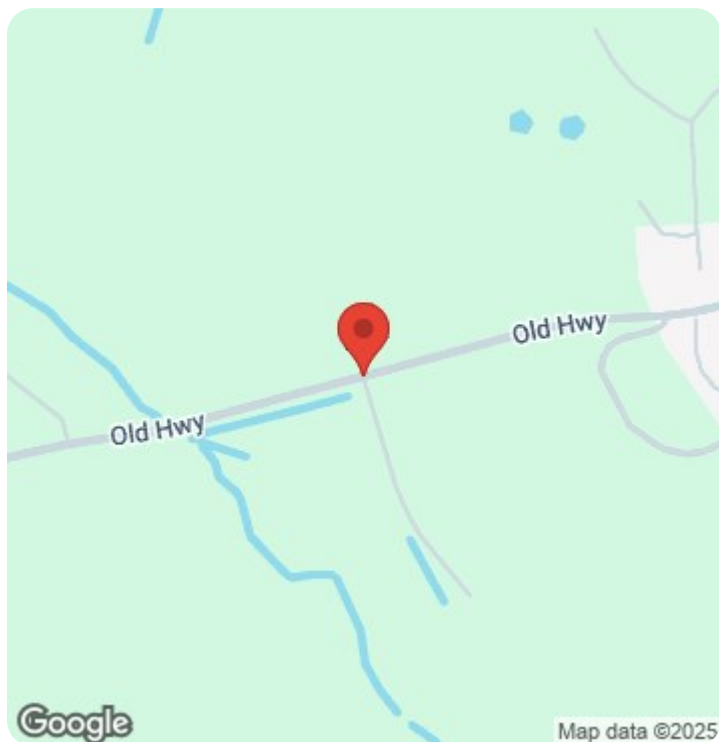
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AGENTS NOTE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
		20
England & Wales		
EU Directive 2002/91/EC		

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

AGENTS NOTES;

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