



Plas Madoc 12 Peulwys Lane
Old Colwyn, North Wales LL29 8YD

Asking Price **£399,950**



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Of excellent proportions and set in a large plot with private 'secret garden' a **DETACHED 3 BEDROOM BUNGALOW**, 2 GARAGES, and a **LARGE OUTHOUSE** with a stable door. The bungalow is located on the outskirts of the village, sheltered from the road by a substantial wall and hedge, and with a large driveway with plenty of off-road parking that is ideal for a motorhome or caravan. Double fronted in style the accommodation affords **PORCH, HALLWAY, LARGE L SHAPED LOUNGE & DINING ROOM, LIVING ROOM, L-SHAPED KITCHEN BREAKFAST ROOM AND UTILITY AREA, CLOAKROOM, 3 DOUBLE BEDROOMS**, one with **EN SUITE SHOWER** and one with a **LARGE EN SUITE WET ROOM** (originally the main bathroom). There is also a **LARGE LOFT** that offers ample storage and the possibility of converting into attic rooms, subject to planning consent. The gardens are a particular feature having a southerly aspect, well stocked and private. Located not far away is Old Colwyn Golf Course and the village centre and access onto the main A55 about a mile away. **EPC C70 Potential B81 Ref CB7628**



Entrance Porch

Tiled floor, glazed inner door

Hallway

Beamed ceiling, central heating radiator

L Shaped Lounge 18'8" x 14'1" (5.7 x 4.3)

Coved ceilings, bow window to front aspect, 3 central heating radiators, 7 matching wall lights and chandelier, arched display alcove, stone fireplace and marble hearth, side plinth, dado rail, coved ceilings, large double glazed bow window at rear and side window

Living Room 14'1" x 13'9" (4.3 x 4.2)

2 Central heating radiators and room thermostat, beamed ceilings, double glazed french doors to gardens, bookshelves in alcoves, 4 wall lights,

Kitchen Breakfast Area 12'5" x 12'5" (3.8 x 3.8)

Range of oak style base cupboards and drawers, cream work top surfaces, double glazed window, one and a half bowl stainless steel sink unit, dishwasher, 4 ring electric hob unit, Hotpoint double oven, larder cupboard, fridge freezer

Utility Room 8'10" x 4'7" (2.7 x 1.4)

Central heating radiator, washing machine, vented tumble dryer, double glazed door, gas central heating boiler maintained by British Home Care

Cloakroom

W.C, was hand basin, window to side

Bedroom 1 12'9" x 10'5" (3.9 x 3.2)

Double glazed window to front aspect, central heating radiator, coved ceilings, 2 double door wardrobe cupboards

En Suite Wet Room 10'5" x 6'9" (3.2 x 2.06)

Originally the bathroom, comprising, shower unit, wash hand basin, w.c, tiled walls, Dimplex heater

Bedroom 2 13'5" x 10'9" (4.1 x 3.3)

Double glazed window to rear garden aspect, central heating radiator, long fitted dressing table, coved ceilings, double door wardrobe

En Suite Shower Room

Quadrant shower cubicle and unit, pedestal wash hand basin, w.c, upvc walls

Bedroom 3 13'9" x 10'5" (4.2 x 3.2)

Double glazed window, central heating radiator, coved ceilings

The Garages 21'11" x 10'5" (6.7 x 3.2)

Two garages, one built onto the side of the bungalow, the other detached, both have electric up and over doors, power & light, personal door to the rear gardens. There is a long wide gravel driveway in front of the bungalow with ample parking and screened from the road by conifer hedges.

The Gardens

The bungalow stands in large mature well stocked gardens having a southerly aspect with lawns, flower beds and border, patio area, outside lighting, useful brick OUTBUILDING with corrugated roof, sheltered 'secret garden'

AGENTS NOTE

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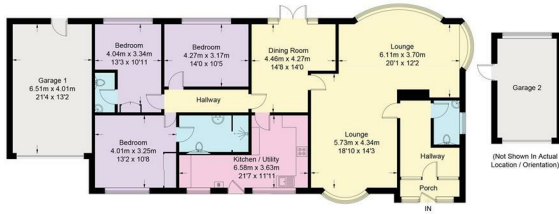
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Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft
 Garage 1 = 26.1 sq m / 281 sq ft
 Total = 182.7 sq m / 1967 sq ft
 (Excluding Garage 2)



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. Floorplans4u.com © 2023 (ID102662)



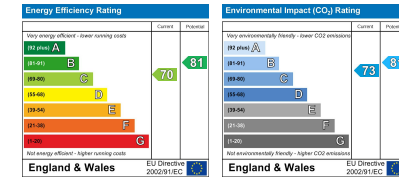
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