

**56 Pen Y Bryn Road, Colwyn Bay
North Wales LL29 6AG**



Asking Price £495,000

56 Pen Y Bryn Road, Colwyn Bay, North Wales LL29 6AG

Of interest to Builders and Developers, a unique opportunity to acquire a DETACHED BUNGALOW set in its own grounds of about 0.74 acres. An application for redevelopment was submitted to Conwy County Borough Council on the 22 June 2023, application number 0/50853 for the 'Demolition of existing bungalow and erection of two detached dwellings and construction of means of access at 56 Pen-Y-Bryn Road, Colwyn Bay' Planning Permission has been verbally approved with the section 106 agreement due to be finalised shortly. Plot 1 will comprise of a Detached 4 Bedroom Dwelling in gardens of 0.3 acres and Plot 2 will comprise of a Detached 4 Bedroom Dwelling in gardens of 0.44 acres. Architects plans and drawings are available for inspection. The existing bungalow comprises L SHAPED HALLWAY, DOUBLE ASPECT LOUNGE, STUDY, BATHROOM, 3 BEDROOMS, DINING ROOM AND KITCHEN. The bungalow is set well back from the road with ample parking and turning space. Located in an established residential road of quality individual homes near to Ysgol Pen-y-Bryn, Store and Restaurant Inn. Council Tax Band G, Tenure Freehold. Energy Rating D66 Potential B80. Ref CB7926

Entrance

L shaped hallway, wood style flooring, central heating radiator

Double Aspect Lounge

19'11 x 11'11 (6.07m x 3.63m)

Brick fireplace with multi fuel fire, double glazed window to front aspect and patio doors to rear gardens, 2 central heating radiators, distant sea views, opening to

Study/Reception/Bedroom

16' x 7'8 (4.88m x 2.34m)

Double glazed, central heating radiator

Bedroom 3

10'11 x 9 (3.33m x 2.74m)

Double glazed, central heating radiator

Bathroom

8'6 x 5'3 (2.59m x 1.60m)

Corner bath with overhead shower, w.c, wash hand basin, double glazed, central heating radiator, part tiled walls

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to front aspect, central heating radiator, archway to

Galley Style Kitchen

17'1 x 8'10 (5.21m x 2.69m)

Range of mahogany style base cupboards and drawers with work top surfaces, double glazed window overlooking the rear gardens and distant sea views, built in gas stove and oven, stainless steel sink unit, wall units, tiled surround

Rear Hallway

Door to rear garden

Main Bedroom

16'9 x 12'7 (5.11m x 3.84m)

Double glazed window to rear garden aspect, radiator, range of fitted wardrobe units

Bedroom 2

16'8 x 11'7 (5.08m x 3.53m)

Double glazed, central heating radiator

Outside

The bungalow is set well back from the road in grounds extending to 0.74 acres with ample room for off road parking, turning space.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail

sales@sterlingestates.co.uk and web site
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

AGENTS NOTE

We are informed from the Vendor that Planning Permission has been verbally approved with the section 106 agreement due to be finalised shortly. The planning application has not yet been approved on the Conwy Planning Website and is still awaiting confirmation. The planning permission is for the construction of two 4 bedroom dwellings by demolishing the present bungalow. Architects plans and drawings are available to viewers upon request. PRIVATE SEPTIC TANK





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			
England & Wales		66	80
		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		73	80
		EU Directive 2002/91/EC	

AGENTS NOTES;

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