

Property Details

8 Tanllwyfan, Old Colwyn,
Colwyn Bay, Conwy, LL29 9LQ

OIRO **£390,000**



Property Photos

8 Tanllwyfan, Old Colwyn, Colwyn Bay, Conwy, LL29 9LQ



Creation Date
06/02/2025

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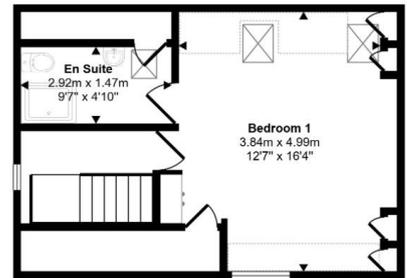
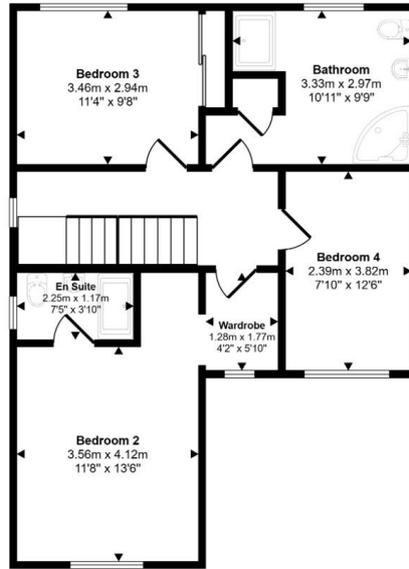
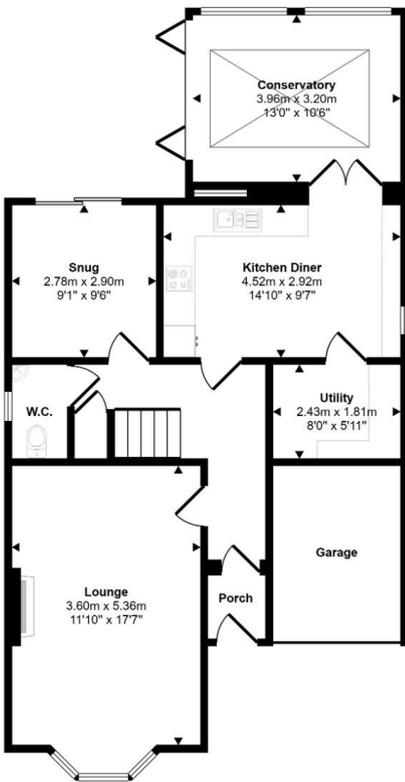


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Property Floor Plans

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Approx Gross Internal Area
185 sq m / 1990 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Property Info

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Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

3

Receptions

3

Tenure Type

Freehold

Floor Area

1829

Agency Type

-

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£390,000

Land Size

Less than an acre

Age of Property

Modern Minimalist

Year Built

2004

New Home

No

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Property Features

8 Tanllwyfan, Old Colwyn, Colwyn Bay, Conwy, LL29 9LQ

Feature 1

Beautifully Presented Family Home

Feature 2

Four Double Bedrooms

Feature 3

Two Ensuite Bedrooms Plus Spacious Family Bathroom & Ground Floor Wc

Feature 4

No Forward Chain

Feature 5

Quiet Cul De Sac Position

Feature 6

Sea Views To The Front

Feature 7

Private, Fully Enclosed Rear Garden

Feature 8

Three Good Size Reception Rooms

Feature 9

An Absolute Must View Home

Feature 10

Fantastic Location - Great For Commuting With The A55 A Short Drive Away

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Property Description

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Spacious 4 Bedroom House with Stunning Sea Views in Tanllwyfan, Colwyn Bay

Looking for a spacious and beautifully presented family home in a fantastic location? Look no further! This stunning 4 bedroom house, located in the quiet cul-de-sac of Tanllwyfan, Old Colwyn, is everything you've been dreaming of.

As you enter the property, you'll be immediately struck by the sense of space and modern design. The ground floor features three generous reception rooms, providing ample space for both relaxation and entertainment. The large living room to the front offers a lovely living space perfect for quiet evenings. The separate dining room off the kitchen is ideal for hosting dinner parties or enjoying family meals together with a stunning lantern allowing in ample natural light. And if you need some quiet time to yourself, the third reception room will make for a cosy snug/ playroom or home office.

The well-equipped kitchen is a chef's dream, offering a range of appliances and plenty of storage space. There is a handy utility room off which also houses the boiler.

Upstairs really has the wow factor, to the first floor you will find three of the four double bedrooms, each thoughtfully designed with one boasting an ensuite. The spacious family bathroom, completes the first floor.

To the second floor, you will find the master suite. A large light and spacious bedroom with ample storage and a renewed ensuite shower room off. Another one of the major highlights of this property is the breathtaking sea views it offers from all of the front bedrooms.

Externally, this truly lovely home offers a fully enclosed private south facing rear garden, with a patio area and lawned area and to the front there is off road parking for two vehicles and a garage.

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With no forward chain, you can move into your dream home hassle-free. The location of this house is also a major advantage, with easy access to the A55 for commuting purposes, making it an ideal choice for those who work in the city but want to come back to the peace and tranquillity of a coastal retreat.

Overall, this beautifully presented family home in Tanllwyfan, Colwyn Bay is an absolute must-see. Book your viewing today and experience the best of coastal living combined with modern comfort and convenience. Don't miss out on this fantastic opportunity to make this house your forever home!

Room Measurements:

Entrance Hall:

Lounge: 5.36m x 3.60m

Snug: 2.90m x 2.78m

Kitchen/Diner: 4.52m x 2.92m

Utility Room: 2.43m x 1.81m

Dining Room: 3.96m x 3.20m

WC:

Stairs up to the First Floor.

Bedroom Two: 4.12m x 3.56m

Ensuite: 2.25m x 1.17m

Bedroom Three: 3.46m x 2.94m

Bedroom Four: 3.82m x 2.39m

Family Bathroom: 3.33m x 2.97m

Stairs up to the Second Floor.

Master Suite: 4.99m x 3.84m

Ensuite: 2.92m x 1.47m

Gardens: Enclosed rear garden with an abundance of well established plants and shrubs.
Parking: Driveway for two vehicles. Garage- which is now for storage as part was taken to form the Utility Room.

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Utilities.

Mains gas electric and drainage.

Water is metered.

Property Build Date: 2004

Alterations to the property since ownership.

Sun Room/ Dining Room was built in 2013 under permitted development. Building regulations in place.

Porch has been added on.

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