



Spacious Three Bedroom Detached Dormer Bungalow On A Large Corner Plot With Two Large Loft Rooms

Description

This three bedroom detached dormer bungalow is on a large corner plot with wrap around gardens and two large loft rooms. Situated in the residential area of Old Colwyn, walking distance to the promenade, beach, local shops, bus route and other amenities. A short drive to both Colwyn Bay and Rhos on Sea. With a beautifully maintained wrap around garden, lawned with well established trees, plants & shrubs, potting shed to the side and patio seating area at the rear. Large integral double garage with utility area and driveway with ample off road parking to the front. The property comprises of:- Entrance hallway, spacious lounge with picture window and far reaching sea views, large open plan kitchen/diner with sliding doors out onto the rear patio area and access into the garage, two double bedrooms both with fitted wardrobes and shower room. Stairs lead to the loft rooms where there are three large rooms, one is another bedroom and the further two are ready for further conversion (subject to planning permission) Benefitting from UPVC double glazed windows and gas central heating throughout. Viewing is essential to appreciate the wealth of accommodation on offer, potential for further conversion in the loft rooms and convenient location.

- ✓ THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ LARGE CORNER PLOT
- ✓ WRAP AROUND GARDENS, PATIO SEATING AREA AND POTTING SHED
- ✓ LARGE INTEGRAL DOUBLE GARAGE
- ✓ TWO SPACIOUS LOFT ROOMS
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ FAR REACHING SEA VIEWS
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE & BEACH

Hallway

3.84m x 2.09m (12’7” x 6’10”)

Lounge

5.17m x 3.62m (17’0” x 11’11”)



Kitchen/Diner

7.21m x 2.97m (23’8” x 9’9”)

Shower Room

2.10m x 1.69m (6’11” x 5’7”)

Bedroom One

4.55m x 3.59m (14’11” x 11’10”)



Bedroom Two

3.43m x 2.86m (11’3” x 9’5”)

Bedroom Three

5.54m x 4.73m (18’2” x 15’6”)

Loft Room One

5.17m x 4.13m (17’0”x 13’7”)

Loft Room Two

5.65m x 4.22m (18’6” x 13’10’)

Double Garage

6.73m x 5.65m (22’1” x 18’6”)

Utility Area

2.43m x 1.08m (8’0” x 3’7”)

Potting Shed

3.62m x 2.90m (11’11” x 9’6”)

Location

Situated on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two miles distance, The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade, follow this road down the Promenade take the right hand turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, pass Aldi on the right, turn left onto Wynnstay Road, Wynn Drive is on the right.

Council Tax Band: “E” (provided on www.voa.gov.uk)
Energy Performance Rating Band “E”

3 Bedroom
Detached
Dormer Bungalow

18 Wynn Drive
Old Colwyn
LL29 9DE

£299,000

Reference Number:RP3930
15/04/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

