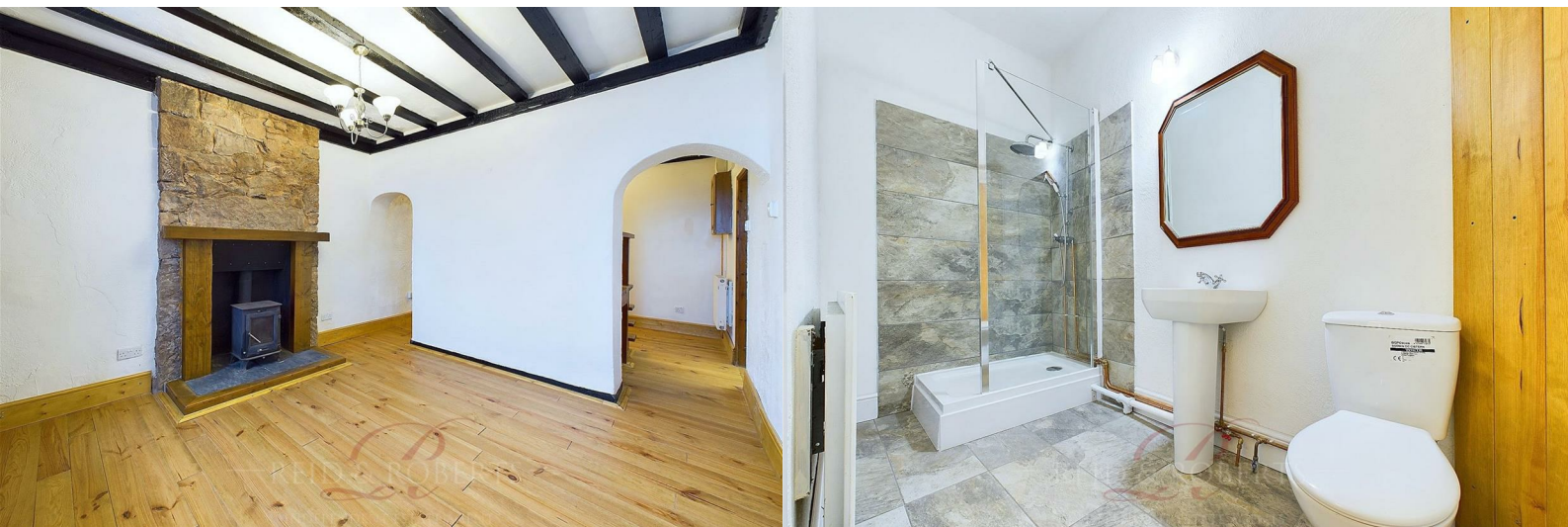




1 Arfon Cottages

Tan-Y-Lan, Old Colwyn, LL29 9AN

Offers Over £150,000



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Property Description

Reid and Roberts Estate and Letting Agents are proud to introduce this beautifully renovated mid-terrace stone property to the Lettings market. Blending timeless character with modern comforts, this charming home features a stylish kitchen, inviting dining room, lounge, and two bedrooms, each with private en-suites. With a newly installed Worcester gas combi boiler, it offers cosy living with stunning coastal views.

This property is an ideal rental or Airbnb opportunity and is available to cash buyers only, with no onward chain for a smooth and swift purchase.

Located in the desirable Tan-y-Lan area of Old Colwyn, the property is just a short stroll from the peaceful Old Colwyn Beach and scenic coastal paths. The area offers a perfect blend of tranquility and convenience, with local shops, cafes, and pubs within walking distance, and Colwyn Bay's wider amenities just minutes away. Excellent transport links via the A55 Expressway provide easy access to Llandudno, Conwy, and beyond. Nearby schools, parks, and Porth Eirias Watersports Centre cater to families and outdoor enthusiasts alike.

Accommodation Comprises

As you approach the home, a step leads up to a composite entrance door, opening into:

Entrance / Gallery Kitchen

Step into a warm and welcoming entrance hall, offering a practical space perfect for hanging coats and storing shoes, creating an organized entryway. This space flows effortlessly into the galley kitchen, where modern convenience meets rustic charm. The kitchen showcases an eye-catching exposed stone wall, adding character and texture to the room.

The kitchen is fitted with a stylish range of base units topped with complementary work surfaces and highlighted by a patterned tiled splashback. A stainless steel sink with drainer and tap and cooking enthusiasts will appreciate the integrated four-ring electric hob and built-in 'NEFF' double oven with extractor fan overhead. There's also space for an under-counter fridge/freezer, along with void and plumbing for a washing machine. Practical touches include wood flooring, power points, a radiator, and the newly installed wall-mounted 'Worcester' combi boiler, ensuring warmth and efficiency throughout.

Dining Room

The kitchen opens into the dining area, perfect for both everyday meals and entertaining. UPVC double-glazed window to the side elevation allows natural light to flood the space. The beamed ceiling and wood flooring adds a touch of rustic elegance. A radiator and cupboard housing the electric meter is neatly tucked away for convenience.

A charming turned staircase leads to the first-floor accommodation, while two elegant archways provide a seamless flow into the cosy lounge area, making this space the heart of the home.

Lounge

Step into a warm and inviting lounge that perfectly balances charm and comfort. The space is enhanced by a striking exposed stone wall and a log burner set within a beautiful feature fireplace, creating a cosy focal point ideal for relaxing evenings. Two UPVC double-glazed windows to the front elevation bathe the room in natural light while offering breathtaking coastal views of the beach, the sea, and extending across to the Little Orme. The beamed ceiling adds a touch of rustic character, complemented by rich wood flooring and power points for modern convenience.

First Floor Accommodation

Landing

Serves as a functional connecting space with doors leading to two generously sized bedrooms, each thoughtfully designed with its own private en-suite, offering comfort and privacy in equal measure.

Bedroom One

This beautifully presented double bedroom features UPVC double-glazed windows to the side elevation, allowing natural light to brighten the space while maintaining privacy. The room boasts high ceilings, adding to the airy, spacious feel, complemented by elegant wood flooring that adds warmth and character. Finishing touches include a radiator for year-round comfort and power points for convenience.

Door into:

En-Suite Shower Room

The modern and newly fitted en-suite shower room offers a sleek three-piece suite comprising of: A close-coupled WC, a contemporary pedestal sink with a chrome tap, and a shower cubicle with a mains-powered rainfall shower and additional hand attachment for versatility. Partially tiled walls and tiled flooring add a sophisticated touch, while

practical features include a radiator, lighting, and an extractor fan for ventilation.

Bedroom Two

The second bedroom is a true highlight, offering breathtaking sea and beach views through large UPVC double-glazed window to the front elevation. This serene space features high ceilings that enhance the sense of openness, complemented by rich wood flooring and soft, ambient lighting. A radiator ensures comfort in every season, and convenient power points are thoughtfully placed throughout.

Door into:

En-Suite Bathroom

Also newly fitted, the en-suite bathroom exudes luxury with a sleek three-piece suite comprising of: A close-coupled WC, a wood-panelled bath with chrome taps and a hand shower attachment, and a contemporary pedestal sink with chrome fittings. High ceilings and wall lighting create an airy atmosphere, while a small decorative UPVC double-glazed window to the front elevation adds charm. Finishing touches include a chrome towel rail radiator, partially tiled walls, and elegant tiled flooring.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance

only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

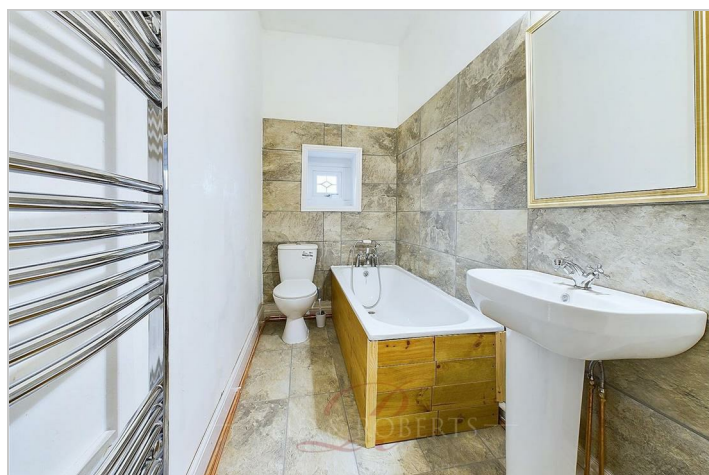
VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



Road Map



Hybrid Map



Terrain Map



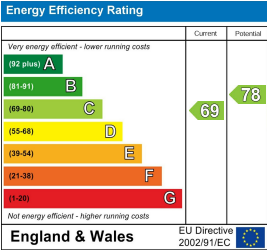
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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