



ROSEBANK, 140 ABERGELE ROAD, COLWYN BAY LL29 7ST



OFFERS IN THE REGION OF £275,000



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BLUE TURTLE PROPERTY

Nestled in a convenient location near Eirias Park and the amenities of Colwyn Bay, this substantial six bedroom home offers generous living space and so much potential. This semi-detached property is situated on a sizable plot at the end of the row, a shared driveway leads to ample private parking, a double garage, and large tiered gardens, making it an ideal setting for a variety of buyers.

Retaining much of its charm and character, with many original features kept, this property provides versatile accommodation that can be tailored to individual needs. The large, welcoming hallway allows to appreciate the space on offer with the feature staircases leading to all floors, and original tiled flooring. The spacious layout includes large reception room, offering plenty of areas for relaxation and entertaining. A large well-equipped, open plan kitchen with integrated appliances, with large dining area, providing a functional and inviting space. A downstairs WC has been installed, while the large family bathroom with walk-in shower on the first floor, and second bathroom on the top floor, offer convenience for family living.





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Location-The property is situated in this sought-after area in Colwyn Bay. The property is close to the local schools, cafes, restaurants, and is on the main bus route and near the railway station. Located within easy reach of Colwyn Bay town centre and also accessible to nearby Old Colwyn and Llandudno, it offers easy access to the A55 dual carriageway and the local train station with a range of fantastic transport links across the North Wales coast and beyond. There are also some fantastic walks right from its doorstep and just a few minutes walk from the promenade and beach.

Tenure- Freehold

EPC rating - D

Council Tax Band- D as on voa.gov.uk





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Ground Floor

Entrance Porch - Large double front door, tiled porch area, inner door leading to:

Hallway - Feature tiled floor, radiator, plug sockets, staircase leading to all levels

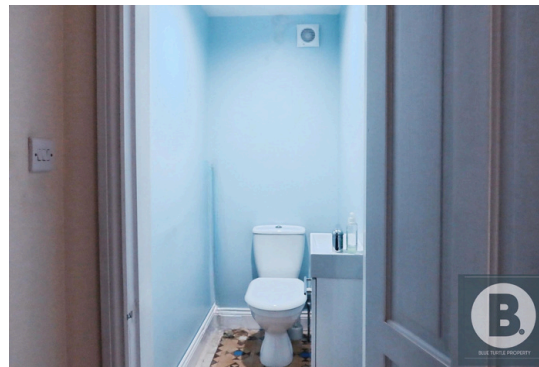
Lounge- Large bay window to front aspect, 2 side windows, large window to rear, radiators, multiple plug sockets, tv point and fibre connection, wooden flooring, feature fire place

Kitchen/ Diner - Open plan, tiled flooring, inset spotlights, range of wall and base units with large complimentary worktops, integrated appliances including electric oven and grill, gas 4 ring hob and extractor, fridge freezer, and dishwasher. Tall larder storage, plumbing for washing machine, one and a half sink and drainer with mixer tap, radiators, multiple plug sockets, large dining area, 3 large windows and french doors leading to rear gardens

Downstairs WC- Feature tiled floor, single flush WC, sink with under storage

Door to basement - Steps down to large basement area with power and lighting, houses electrical box for kitchen area, windows

Stairs to first floor





First Floor

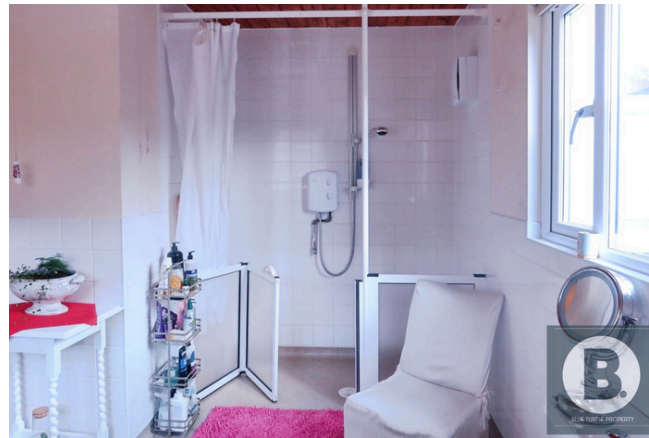
Bathroom 1 - Large family bathroom, walk-in shower, single flush low level toilet, sink, radiator, large storage/ airing cupboard, second large cupboard housing boiler, which is less than a year old

Bedroom 1 - Large double bedroom, carpeted, windows to side and rear, radiator, plug sockets

Bedroom 2 - Inner hall with large storage cupboard/ wardrobe, Large double bedroom, bay window to front aspect, window to side, built in wardrobe, radiator and plug sockets, wood flooring

Bedroom 3 - Single bedroom, window to front aspect, radiator, wood flooring, double plug socket

Stairs to second floor





Second Floor

Bedroom 4 - Single/small double bedroom, large window to rear with view of gardens, carpeted, radiator, plug sockets

Bathroom 2 - Three piece bathroom suite, comprising bath, toilet and sink

Bedroom 5 - Large double room, wooden flooring, windows to side and rear, plug sockets, radiator, large storage cupboards in the hallway and loft access hatch

Bedroom 6 - Double bedroom, Velux window, side window, wooden flooring, radiator, plug sockets

Office/ Hobby room - Multi-use room, no windows, currently used as office, plug sockets





Externally

Shared drive way at side of property leading to large double gates at the rear of the property. At the back of the property there are large tiered gardens ripe for renovation and landscaping, a well established orchard to top level, wealth of planting beds, foundation for shed, patio area, double garage with roof terrace above. Space to park multiple cars or other vehicles. Side gate access to garden/driveway.

To the front of the property there is a small front garden with flowerbeds and a gravel path leading to front door, metal front gate.





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Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.





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BLUE TURTLE PROPERTY





| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |