



BLUE TURTLE PROPERTY

21 ERSKINE ROAD, COLWYN BAY, LL29 8EU

IN THE REGION OF £180,000



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Blue Turtle Property is pleased to present an exciting opportunity to acquire a detached, brick-built Grade II Listed former place of worship, extending to approximately 116m<sup>2</sup>, set within a predominantly residential area of Colwyn Bay, and benefitting from solar panels. Believed to date back to circa 1900, the property offers a wealth of character and original features, including a flexible layout with pitch pine screens, and would benefit from refurbishment. The main hall includes a kitchen, WC, and ramped access, and the property also benefits from a self-contained two-bedroom caretaker's cottage. Offered vacant with no onward chain, it presents strong redevelopment potential (STP).

We are always excited to bring forward projects with scope and potential, and this building represents an excellent opportunity for those looking to take on a rewarding challenge, with a variety of alternative uses possible, subject to the necessary planning consents. The main hall has previously been adapted to include kitchen and WC facilities, along with accessible ramped access. A notable feature of the interior is the flexible layout, with two meeting rooms divided by a cross passage and original pitch pine panelled screens. These panels, with glazed upper sections and brass fittings, run on a steel floor track, allowing the space to be opened or separated as required. Adjoining the main building is a self-contained, two-storey, two-bedroom caretaker's cottage, comprising lounge, kitchen, bathroom, and WC, offering further potential for refurbishment or repurposing, subject to planning.

Disclaimer: The vendor of this property is connected to Blue Turtle Property. If you have any further enquiries please do get in touch.





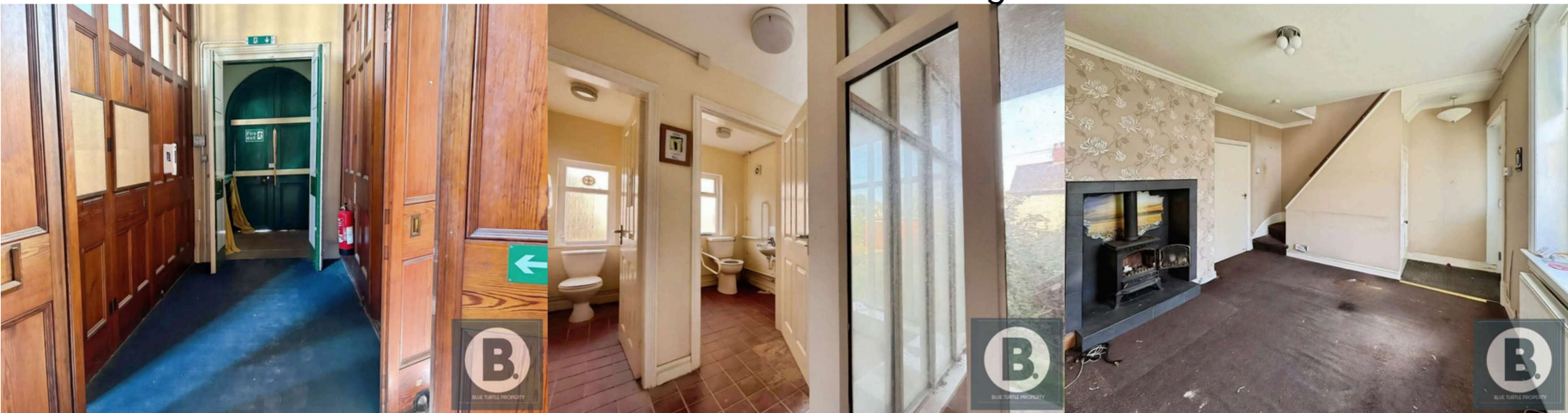
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**Location:** The property is situated in this sought-after area of Colwyn Bay. The property is close to the local schools, cafes, restaurants, and is on the bus route and near the railway station. Located within easy reach of Colwyn Bay town centre 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

**Council Tax Band-** B as on voa.gov.uk





## Ground Floor

Basement (27.1 m<sup>2</sup> / 292 sq ft):

Versatile space suitable for storage, workshop, or utility use.

Ground Floor

Entrance Hallway:

Access via 2 steps small porch enclosure, radiator, stairs to the first floor, and a door to the basement in front.

Lounge (3.77m x 3.20m / 12'4" x 10'6"):

Double glazed window to front aspect, radiator, coving to ceiling, picture rail, feature fireplace suitable for inset burner with black tiled hearth, television point, and decorative ceiling rose.

Kitchen 1 (3.76m x 2.33m / 12'4" x 7'8"):

Fitted with wall and base units with complementary work surfaces, single drainer sink with mixer tap, freestanding cooker, space for additional appliances, wall-mounted gas central heating boiler, loft access, double-glazed window to front aspect, and radiator.

Kitchen 2 (3.77m x 1.71m / 12'4" x 5'7"):

Neutrally decorated kitchen with a range of wall and base units, window to front aspect, and wall-mounted gas central heating boiler.

Hallway / Garden Access:

Small hallway providing access to rear and side gardens.

Separate WC:

Two windows to side, low-level wash basin, neutral tiled walls.



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#### Bathroom:

Window to side, extractor fan, bath with shower over, pedestal wash basin, cupboard above, neutral décor.

#### Main Hall (15.25m x 7.58m / 50'0" x 24'10"):

Spacious main hall with large windows to both side aspects and a circular stained-glass window above the church pew. Four radiators provide heating. Original church pews remain in place, with moveable pitch pine panelled screens dividing two meeting areas. Multiple doors lead to side and rear, and ramped access provides entry to the main entrance.

Decorative ceiling roses are featured where lighting is fitted.

### First Floor

#### Landing:

Double-glazed window to the front with loft access immediately above between rooms.

#### Bedroom 1 (3.76m x 2.97m / 12'4" x 9'9"):

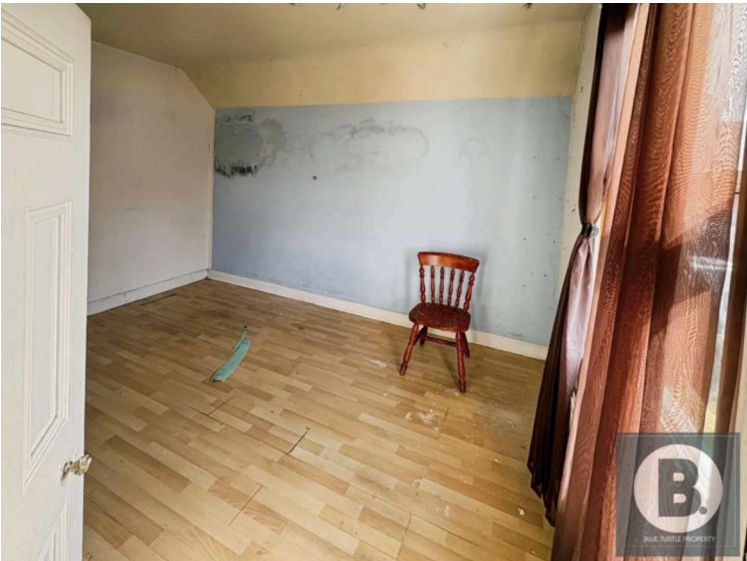
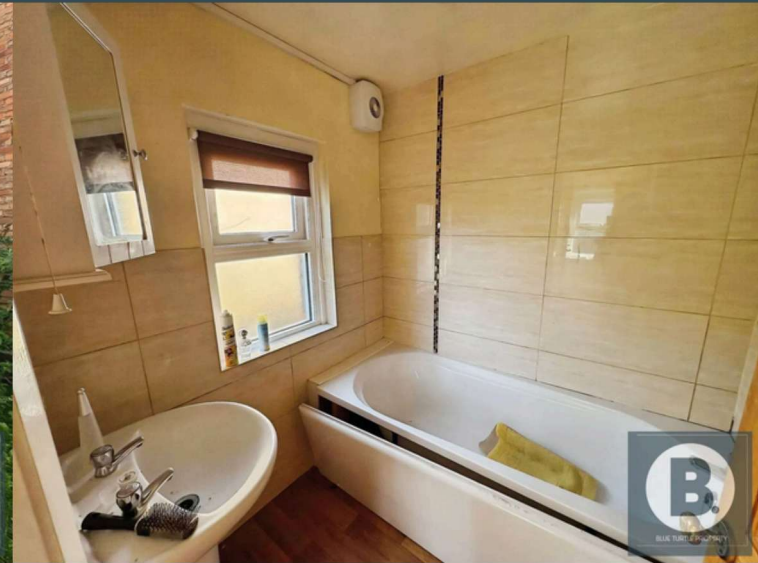
Generously sized bedroom with double-glazed window to the front aspect and radiator.

#### Bedroom 2 (3.76m x 3.62m / 12'4" x 11'11"):

Larger double bedroom with double glazed window to rear aspect, radiator, and built-in wardrobe to side.



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## Externally:

### Front

Off-road parking with gated access, shrub and flower borders, and ramped access to the central entrance.

### Side

Side access to the caretaker's cottage and rear of the property.

### Rear / External

Gardens wrap around the building, comprising lawned and planted areas with bushes, along with a shed, greenhouse, and decking. Enclosed boundaries with rear gated access.





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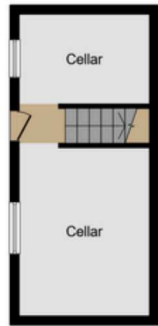
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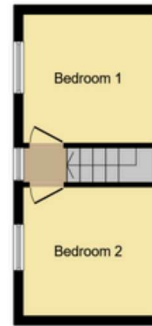
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Basement



Ground Floor



First Floor



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