



49 Dundonald Road

Colwyn Bay LL29 7RE

£115,000

FOR SALE BY AUCTION - 23rd of September 2026

A double-fronted, three-bedroom mid-terrace house occupying an elevated position within a popular residential area.

Tenure: Freehold - EPC: C - Council Tax: B

Conveniently situated within walking distance of Colwyn Bay town centre and its wide range of amenities.

The accommodation comprises an entrance porch, small hallway with staircase, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing, although some modernisation is required.

Outside are mainly hard-landscaped gardens to the front and rear, including attractive flagstone paving and a useful garden store. A brick-paved hardstanding provides off-road parking.

Ideal first time or investment opportunity.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Dundonald Road is situated in an established residential area within walking distance of Colwyn Bay town centre, local schools and everyday amenities. Colwyn Bay offers a wide range of shops, cafés and leisure facilities, together with a beautiful promenade and beach. The town also benefits from a railway station and convenient access to the A55 Expressway, providing excellent links along the North Wales coast and beyond.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch

uPVC double glazed door and windows, timber and glazed door leading to small Reception Hall, staircase leading off to first floor level.

Lounge

16'8" x 8'10" (5.1m x 2.7m)

Feature recessed fireplace with granite hearth, oak lintel over, two radiators, uPVC double glazed window to front and rear elevations, built-in cupboard housing meters, telephone point.

Dining Room

9'10" x 8'3" (3.0m x 2.54m)

uPVC double glazed bay window to front, radiator, coved ceiling, understairs storage cupboard. Archway leading to Kitchen.

Kitchen

11'7" x 6'4" (3.55m x 1.94m)

Fitted base and wall units with complementary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine, integrated stainless steel oven, four ring hob, stainless steel canopy extractor above (not tested). Wall mounted central heating boiler, uPVC double glazed rear window, timber and glazed rear door.

First Floor Landing

uPVC double glazed window overlooking rear, access to roof space.

Bedroom 1

11'4" x 8'10" (3.46m x 2.7m)

uPVC double glazed window overlooking front, radiator, laminated floor.

Bedroom 2

9'10" x 8'4" (3.0m x 2.55m)

uPVC double glazed window overlooking front, radiator, laminated timber effect flooring, recessed wardrobe area.

Bedroom 3 ('L' shaped)

6'6" x 5'4" (1.99m x 1.64m)

(extending to 2.59m)

uPVC double glazed window overlooking rear, radiator, laminated timber effect flooring.

Bathroom

Three piece suite comprising; 'P' shaped bath with curved shower screen, pedestal wash handbasin, low level w.c. chrome ladder style heated towel rail, wall tiling, uPVC double glazed window overlooking rear.

Outside

The property benefits from a good sized front and rear garden, large flagged enclosed rear garden with service access to rear, outside tap, store shed. Front - brick paved hardstanding allowing off-road parking with steps leading down to enclosed lower level flagged seating area with lean-to timber store shed.

Services

Mains water, electricity, gas and drainage are connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy 01492 55 55 00 or Town and Country Auctioneers, Regus House, Herons Way, Chester, CH4 9QR. Telephone: 0800 334 5090

Proof Of Funds

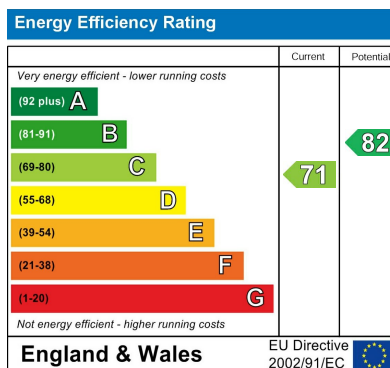
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

Conwy County Borough Council tax band B

Directions

From Abergelle Road in Colwyn Bay continue traveling towards Old Colwyn - Turn right after the church up Rhiw Road and take a left follow Road into Dundonald Road and no 49 will be at the far end on the left.



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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