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AUCTIONEERS
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480 Abergele Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9LE

No Onward Chain £265,000

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THIS SUBSTANTIAL SEMI-DETACHED VICTORIAN HOME HAS BEEN DIVIDED INTO TWO SELF-CONTAINED FLATS AND HAS PANORAMIC VIEWS FROM THE FRONT ELEVATION TOWARDS THE BAY OF COLWYN AND RHOS ON SEA AND IS WITHIN ½ A MILE OF OLD COLWYN SHOPPING AND WITH EASY ACCESS TO A55 EAST AND WESTBOUND EXPRESSWAY.

The accommodation briefly comprises:- front door to shared hall; self-contained door to GROUND FLOOR FLAT; lounge; kitchen; one bedroom and shower room; self-contained door to FIRST FLOOR FLAT; landing; lounge; kitchen; two bedrooms and three piece bathroom with overbath shower.

This could be converted back to a four bedroom family home.

Each flat has its own central heating system and the property is double glazed.

Outside – there is a garden area to the front and a long drive for off road parking for several cars leading to the rear courtyard.

There is Planning Consent for removal of the Garage (in poor condition) to replace with a Double Garage and Mezzanine Floor for private use only (not for business use or residential accommodation).
(Plans available in our office and Consent runs out August 2026).

The accommodation comprises:

Front door to:

SHARED HALL

SELF-CONTAINED DOOR TO GROUND FLOOR FLAT

HALL

Security entry phone.

LOUNGE 15'2" x 14'1" (4.63m x 4.30m)

Fire surround with electric fire, double radiator, upvc double glazed bay window with beautiful views.

KITCHEN/BREAKFAST ROOM 10'8" x 10'2" (3.26m x 3.10m)

Range of modern units with round edge worktops, double radiator, wall tiling, floor tiling, upvc double glazed windows.

BEDROOM 14'3" x 11'9" (4.35m x 3.60m)

Built-in cupboards, 'Baxi' gas fired central heating and hot water boiler, double radiator, upvc double glazed window.

3-PIECE SHOWER ROOM

In white, comprising large shower stall with electric shower, pedestal wash hand basin and close coupled w.c., towel rail, wall tiling, floor tiling, double radiator.

SELF CONTAINED DOOR FROM SHARED HALL

Leads to:

STAIRCASE TO LANDING

Security entry phone.

LOUNGE 15'1" x 13'3" into bay window (4.62m x 4.06m into bay window)

Fireplace with electric fire, radiator, upvc double glazed bay window with panoramic views.

VIEW FROM LOUNGE

KITCHEN 12'11" x 9'11" (3.96m x 3.03m)

Range of base, wall and drawer units with round edge worktops, wall mounted gas fired central heating and hot water boiler, wall tiling, upvc double glazed door to fire escape rear access.

BEDROOM 1 12'0" x 11'8" (3.68m x 3.58m)

Built-in wardrobes, vanity wash hand basin, double radiator, upvc double glazed window.

BEDROOM 2 9'0" x 6'11" (2.75m x 2.11m)

Radiator, upvc double glazed window with panoramic views.

BATHROOM

Panel bath with overbath shower, pedestal wash hand basin and close coupled w.c., wall tiling, ladder style towel radiator.

OUTSIDE

SMALL FRONT GARDEN

DRIVEWAY

For off road parking for several cars.

REAR COURTYARD AREA

GARAGE (In poor condition)

PLANNING CONSENT

For removal of the Garage to replace with a Double Garage and Mezzanine Floor for private use only (not for business use or residential accommodation).

Plans available in our office and Consent runs out August 2026.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BANDS

Ground Floor Flat - Council Tax Band Is 'A' as obtained from www.conwy.gov.uk

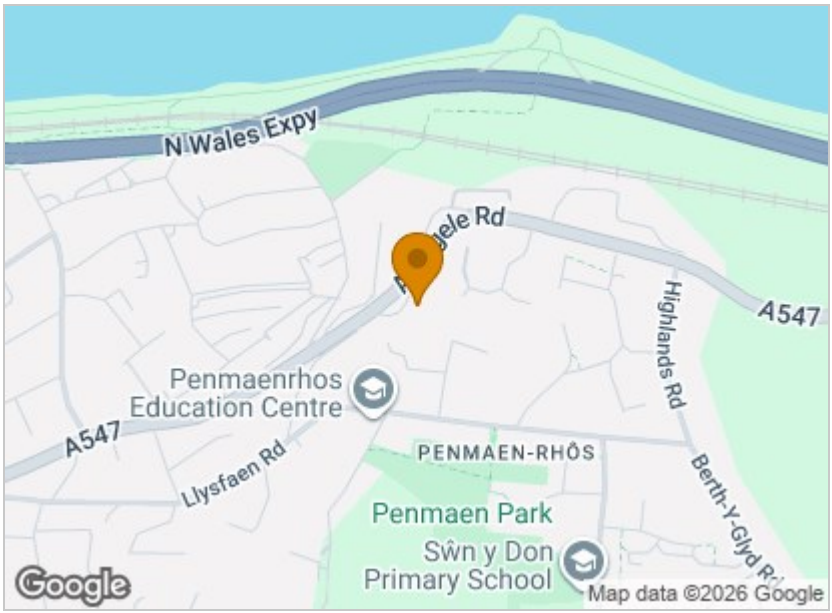
First Floor Flat - Council Tax Band Is 'A' as obtained from www.conwy.gov.uk

ENERGY PERFORMANCE RATING

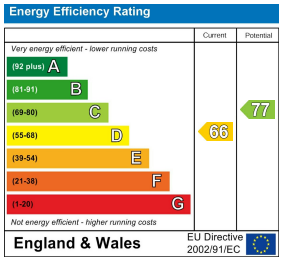
Ground Floor Flat - Current: 66 D / Potential: 77 C

First Floor Flat - Current: 61 D / Potential: 66 D

Area Map



Energy Efficiency Graph



Directions

From Eirias Park in Colwyn Bay proceed towards Old Colwyn at the roundabout take the 2nd exit and continue along Abergele Road through the shops, after passing Aldi on the right hand, continue up the hill for approximately ¼ of a mile and the property is on the right. A900 15/05/26 REV 20/08/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.