

25 Voryn Avenue

Old Colwyn LL29 9BT

£189,950

An immaculately presented 3 bedroom semi-detached house enjoying sea and coastal views.





A lovely home benefiting from good size plot with driveway providing off road parking, large car garage with inspection pit, terraced rear garden enjoying privacy and views. Affording: Entrance porch, reception hall, living room, sitting/dining room, kitchen, conservatory, 3 bedrooms and bathroom. Central heating and double glazing, views to rear towards the sea and Little Orme.

Ideal family home - Viewing Highly Recommended.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Old Colwyn has a range of local shops and amenities. The large resort of Colwyn Bay is approximately 2 miles distance and the A55 Expressway is close by giving easy access to Chester and the motorways beyond.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch:

UPVC double glazed front door and tiling, double glazed door leading to:

Reception Hall:

Turn staircase leading off to first floor level, double panelled radiator, coved ceiling, understairs storage cupboard.

Sitting/ Dining Room:

9'10" x 12'2" (3 x 3.7)

Feature fireplace surround and marble hearth, gas point, uPVC double glazed window to side and front elevation, double panelled radiator, laminated floor, coved ceiling.

Living Room:

14'7" x 11'2" (4.44 x 3.4)

Feature fireplace surround with electric coal effect fire, gas point, coved ceiling, TV point, double panelled radiator, uPVC double glazed window overlooking front of property.





Kitchen:
6'3" x 15'1" (1.9 x 4.61)
Fitted range of base and walls units with complementary worktops, integrated stainless steel oven, four ring gas hob, space for fridge freezer, single drainer sink with mixer tap, plumbing and space for automatic washing machine, space for dryer, uPVC double glazed window, stable timber and glazed door leading to:



Rear Conservatory:
12'0" x 8'2" (3.67 x 2.5)
UPVC double glazed and French windows leading onto rear.

First Floor:

Landing:
UPVC double glazed window overlooking rear with sea views.

Bedroom 1:
14'7" x 11'5" (4.44 x 3.49)
Double panelled radiator, coved ceiling, recessed wardrobe, uPVC double glazed window overlooking front, dado rail.



Bedroom 2:
10'4" x 12'0" (3.14 x 3.65)
Dual aspect uPVC double glazing, dado rail, double panelled radiator, laminated floor.

Bedroom 3:
11'8" x 6'3" (3.55 x 1.91)
Laminated floor, uPVC double glazed window with sea views extending towards the Little Orme, radiator.

Bathroom:
Three piece suite comprising panelled bath with mixer tap shower above, shower screen, pedestal wash hand basin, low level WC, dado rail, uPVC double glazed window.

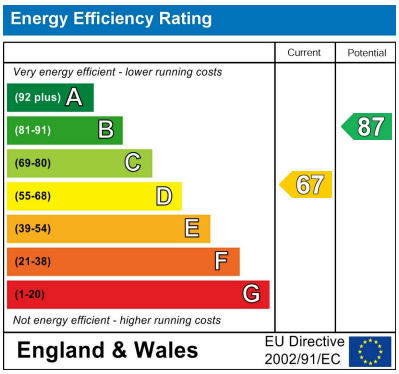
Outside:
The property has a large plot with driveway and off road parking leading to large detached garage with up and over door and two uPVC double glazed windows and rear uPVC personal door. Terraced garden, upper level brick surround seating area enjoying sunny aspect, lower level grassed garden and gravel area with timber shed and further lower section with hard landscaping and hedging providing privacy, outside lighting and water tap.



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, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof Of Identity:
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.



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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI