



2ND FLOOR  
245 sq.ft. (22.7 sq.m.) approx.

TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 44 Voryn Avenue, Colwyn Bay, LL29 9BE

£197,500



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## £197,500



**Tenure**  
Freehold

**Council Tax Band**  
Band - B - average from 01-04-2025 £1,805.09

**Property Description**  
The property is approached via a brick-paved driveway providing parking for multiple vehicles, framed by raised flowerbeds and an ornate brick boundary wall. A paved patio area leads to the garage, which benefits from its own RCD-protected power supply. Entry is via a south-west-facing conservatory, currently serving as a practical entrance porch or additional reception space, filled with natural light and finished with tiled flooring and PVC glazing.

Inside, the hallway provides access to the main living areas and staircase to the upper floors. The lounge is a well-proportioned and inviting room, centred around a prominent chimney breast with timber mantel and slate hearth, while a large bay window draws in sunlight throughout the day.

The kitchen is both functional and well laid out, featuring tiled flooring, timber wall and base units, laminated worktops and a range of integrated cooking appliances. Dual-aspect windows ensure the room is bright and airy, with ample space for an American-style fridge freezer. A rear pantry offers excellent additional storage and provides direct access to the garden. There is also a useful utility room with WC, plumbing and power for laundry appliances, and the potential to be reinstated as a full shower room if desired.

The first floor hosts two bedrooms and a modern family bathroom. The primary bedroom is a generous double with dual-aspect windows, including views towards the Little Orme, and retains period character with coved ceilings and an ornate fireplace. The second bedroom is a bright single room with excellent natural light. The family bathroom is stylishly finished with contemporary tiling, a full-size bath

with overhead shower, wash basin, WC and a large window.

Rising to the second floor, the dormer-converted bedroom is an impressive space, completed by the current owners with the relevant permissions available for inspection. This expansive room enjoys uninterrupted west-facing views towards the Little Orme, offering spectacular sunsets, and comfortably accommodates a king-size bed along with substantial furniture.

Outside, the rear garden is designed for low maintenance and privacy, arranged over tiers with paved seating areas, raised timber beds and secure boundaries. There is access to the garage via a side door, and a right of way is in place along part of the hardstanding area. The garden is private, enclosed and ideal for outdoor relaxation.

Situated close to the coastal path, the property enjoys easy access to Old Colwyn town centre, with its selection of shops, cafés and pubs. Excellent transport links are available nearby, including bus routes and Colwyn Bay train station, making this an ideal home for both commuters and lifestyle buyers alike.

**Services**  
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 09-02-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

**Lounge**  
15'9" x 11'8" (4.81 x 3.57)

**Kitchen**  
11'10" x 9'3" (3.62 x 2.83)

**Pantry**  
8'2" x 5'11" (2.50 x 1.81)

**Utility Room**  
7'2" x 5'8" (2.20 x 1.75)

**Bedroom 1**  
15'10" x 11'8" (4.83 x 3.57)

**Bedroom 2**  
11'9" x 8'5" (3.60 x 2.57)

**Bathroom**  
6'7" x 5'10" (2.03 x 1.79)

**Bedroom 3**  
14'5" x 14'4" (4.40 x 4.38)

**Professional Services**  
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

**Prys Jones & Booth**  
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele,

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Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

