



GROVE PARK, COLWYN BAY, LL29

OFFERS OVER £190,000



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Blue Turtle Property are delighted to offer for sale with no onward chain, this deceptively spacious four bedroom, two reception room property. Offering charm and character throughout, this versatile property would suit an array of buyers and needs to be viewed to be truly appreciated. Conveniently located within easy reach of a host of amenities and attractions that Colwyn Bay has to offer, the location really does offer something for everyone. In brief, the light and airy accommodation affords: Entrance porch, hallway, lounge, dining room and kitchen to the ground floor with four bedrooms and shower room to the first floor. Externally the property sits on an enviable plot with gardens and outbuildings. The property further benefits from gas central heating and double glazing throughout. Early viewing is essential.





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Location: The property is situated in this sought-after area in 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: C

Ground Floor

Entrance Porch

Dado rail, radiator, stairs to first floor.

Lounge - 4.5 x 3.6 (14'9" x 11'9")

Double glazed bay window to front aspect, coving to ceiling, radiator, feature fire surround with inset living flame gas fire.

Dining Room - 3.8 x 3.3 (12'5" x 10'9")

Double glazed window to rear aspect, radiator, built in cupboard storage.

Kitchen - 3.9 x 2.7 (12'9" x 8'10")

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral oven with five ring hob and extractor over, space for fridge/ freezer, plumbing for washing machine, plumbing for dishwasher, double glazed window to rear aspect.



First Floor

Landing

Radiator, dado rail, loft access.

Bedroom 1 - 4.5 x 2.8 (14'9" x 9'2")

Double glazed bay window to front aspect, radiator.

Bedroom 2 - 3.8 x 3.04 (12'5" x 9'11")

Double glazed window to rear aspect, radiator.

Bedroom 3 - 2.7 x 1.9 (8'10" x 6'2")

Double glazed window to rear aspect, radiator.

Bedroom 4 - 2.8 x 2.1 (9'2" x 6'10")

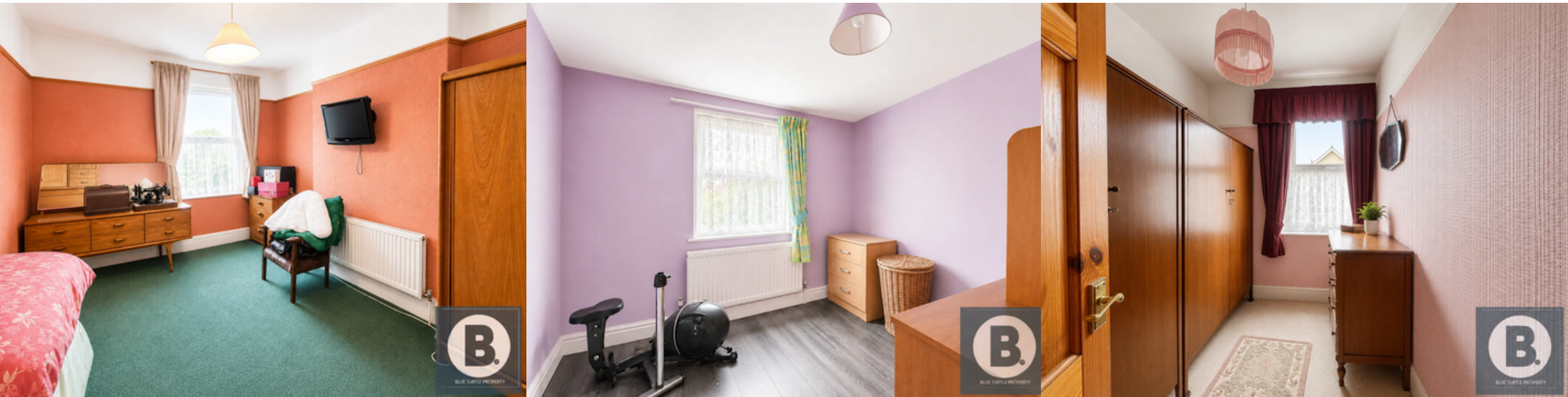
Double glazed window to front aspect, radiator.

Shower Room

Shower enclosure, pedestal wash hand basin, low level flush w.c, part tiled walls, radiator, double glazed window to side aspect.



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Externally **Front**

Steps lead up to entrance, walled boundaries.

Side

Secure gated side access with pathway to rear, hedges with planted borders.

Rear

Good sized garden area to rear with outside w.c and storage as well as greenhouse.





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Total floor area: 119.9 sq.m. (1,291 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.