



3 Watkin Avenue  
Old Colwyn, North Wales LL29 9NN

£450,000



**STERLING**  
ESTATE AGENTS & VALUERS

In a favoured residential road, this imposing **DETACHED 5 BEDROOM HOUSE** offers a splendid opportunity for those seeking a spacious family home with character. The interior of the house is impressively large, providing generous proportions throughout. With **3 RECEPTION ROOMS**, there is ample space for both relaxation and entertaining, making it an ideal setting for family gatherings or social events. There are a range of domestic rooms and useful basement rooms. Set within expansive gardens, this home not only offers a tranquil outdoor space but also presents the exciting potential for a **BUILDING PLOT**, subject to planning permission. This aspect adds a unique dimension to the property, allowing for future development opportunities. Located on an established residential road, the house is conveniently situated near the golf course, surgery and the charming village, providing a delightful blend of leisure and community. Requiring cosmetic updating and redecoration this property is perfect for families or individuals looking for a spacious and characterful home in a desirable area. Council Tax Band G. Tenure Freehold. Awaiting EPC. Ref CB7897



### Entrance Porch

Sliding patio doors into the porch, tiled floor, oak bevelled glass inner door to

### Reception Hall

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

Parquet flooring, decorative frieze, 2 central heating radiators, oak fireplace and tiled back, gas point,

### Lounge

21'3" x 15'8" (6.5 x 4.8)

Picture window to front aspect 2 central heating radiators, decorative frieze, tiled fireplace with living flame gas fire, two corner windows and seating

### Dining Room

18'0" x 13'9" (5.5 x 4.2)

Picture window to front aspect and seating, central heating radiator, decorative frieze, inlaid mahogany fireplace with tiled back and gas fire

### Breakfast Morning Room

18'8" x 13'1" (5.7 x 4)

Gas fire, double glazed, cupboards in alcove, central heating radiator, long walk in pantry with shelving and tiled floor. access to Cellar Room 5.7m x 4.1m access to garden

### Kitchen

11'9" x 7'10" (3.6 x 2.4)

Double drainer stainless steel sink unit, quarry tiled floor, Schreiber base cupboards and drawers, cream grain design work top surfaces, wall units, double glazed, central heating radiator

### Rear Hall to Potting Shed

### Utility Wine Store

8'6" x 6'10" (2.6 x 2.09)

### Laundry Room

9'11" x 6'2" (3.03 x 1.9)

Plumbing for washing machine, gas central heating boiler

### Separate W.C

### First Floor

### Large Landing

23'7" x 7'6" (7.2 x 2.3)

Central heating radiator, leaded window

### Bedroom 1

20'0" x 15'8" (6.1 x 4.8)

Fitted Schreiber wardrobe units with 6 doors, dressing table, bay window and distant views to the sea, central heating radiator

### En Suite Shower Room

8'10" x 6'10" (2.7 x 2.1)

Double shower cubicle and unit, His n' Hers wash hand basins, w.c, half tiled walls, double glazed, radiator

### Bedroom 2

17'0" x 14'1" (5.2 x 4.3)

Bay window, central heating radiator, wash hand basin

### Bedroom 3

12'1" x 11'1" (3.7 x 3.4)

Double glazed, central heating radiator

### Bedroom 4

13'4" x 11'9" (4.07 x 3.6)

Central heating radiator, 2 double glazed windows

### Jacuzzi Bathroom

9'6" x 9'6" (2.9 x 2.9)

Sunken jacuzzi bath, vanity wash hand basin, central heating radiator, double glazed, half tiled walls, shower cubicle and unit, heated towel radiator, Separate w.c, central heating radiator

### Top Floor

Stairway off the Landing to top level

### Bedroom 5

23'7" x 10'5" (7.2 x 3.2)

Roof void storage, sea views, fireplace

### Linen Room

### The Garage

20'8" x 17'8" (6.3 x 5.4)

Brick built with a tiled pitched roof, roller shutter door, personal door,

### Lean To Covered Store

### The Gardens

Lawn at the front with pathway to front door. Flagged at the rear, corner barbeque in stone. To the side of the property is a long lawned garden with frontage to Watkin Avenue and possible building plot subject to planning

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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**AGENTS NOTES;**

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e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation.

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