STERLING
ESTATE AGENTS & VALUERS

33 Wynnstay Road, Old Colwyn
North Wales LL29 9DS







£259,950

33 Conway Road, Colwyn Bay, LL29 7AA
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Substantial 7 Bedroom Family Home with Extensive Energy-Efficient Upgrades – No Onward Chain. A rare opportunity to acquire this impressive home, ideally situated in the heart of Old Colwyn, just a short stroll from the beach and promenade, village amenities, local schools and excellent transport links. Arranged over three spacious floors, this extensive property offers exceptionally versatile accommodation, making it ideal for large or multi-generational families, those working from home, or purchasers seeking a home that can adapt to their changing needs. The property has benefited from extensive improvement works, with many of the major and costly upgrades already completed. These include the installation of an air source heat pump, solar panels, new radiators throughout, upgraded insulation, a replacement window, new French and patio doors, and internal re-plastering to the external walls. These significant improvements provide enhanced energy efficiency and a solid foundation for the next owners to complete the remaining elements to their own taste and specification. Briefly the accommodation comprises ENTRANCE HALLWAY, FRONT LOUNGE, SECOND RECEPTION, SHOWER ROOM, a potential utility area off the second reception room, and a LARGE EXTENDED KITCHEN BREAKFAST ROOM. To the first floor are 4 BEDROOMS and FAMILY BATHROOM, whilst the second floor offers a further 3 BEDROOMS and SECOND BATHROOM, Externally, the property benefits from an enclosed rear garden and may offer potential for the creation of off-road parking, subject to any necessary consents and approvals. Homes of this size and versatility rarely become available in such a convenient coastal location. With many of the expensive and disruptive improvements already completed, this property presents an exciting opportunity to personalise the kitchen, bathroom suites and finishing touches to create a truly exceptional Home. Tenure Freehold. Council Tax Band F. Energy Rating 57D Potential 80C. Ref CB8035

Entrance
Double glazed front door to Hallway, half panelled walls, central heating radiator, meter cupboard, useful store cupboards

Frnt Lounge
15'8" x 12'11" (4.8 x 3.94)
Double glazed bay window, central heating radiator, fireplace surround

Inner Hall

Large Living Room and Kitchen
15'5" x 9'6" (4.72 x 2.92)
Stainless steel sink unit, french doors to gardens, central heating radiator,

Shower Room
Walk in shower, w.c, wash hand basin, central heating radiator

Large Kitchen Dining Room
22'7" x 8'6" (6.9 x 2.6)
Requires fitting out but there is a kitchen sink, built in electric hob unit and oven, wall require plastering

First Floor
Stairway from Hall to First Floor and Landing, double glazed, central heating radiator

Bedroom 1
18'4" x 10'5" (5.6 x 3.2)
Double glazed bay window, central heating radiator

Bedroom 2
12'5" x 9'10" (3.81 x 3.02)
Cast fireplace, central heating radiator, double glazed window

Bedroom 3
9'6" x 9'6" (2.9 x 2.9)
Double glazed window to front aspect, central heating radiator

Bedroom 4
10'2" x 7'10" (3.10 x 2.41)
Off inner landing Double glazed window, central heating radiator,

Bathroom
6'7" x 5'10" (2.01 x 1.8)
Requiring bathroom suite and fittings to be installed

Second Floor

Bedroom 5
14'1" x 9'6" (4.3 x 2.9)
Double glazed window to rear aspect, wardrobe cupboard

Bedroom 6
14'1" x 11'9" (4.3 x 3.6)
Double glazed window, double door wardrobe,

Bedroom 7
10'0" x 7'6" (3.06 x 2.3)
Double glazed

Second Bathroom
14'1" x 8'2" (4.3 x 2.5)
Requiring bathroom suite and fittings to be installed

Outside
Good sized ornamental rear garden with timber boundary fencing, flower beds and borders. The gardens back onto the communal rear lane so off road parking could be made. Concrete Sectional Store

AGENTS NOTE
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site 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.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.















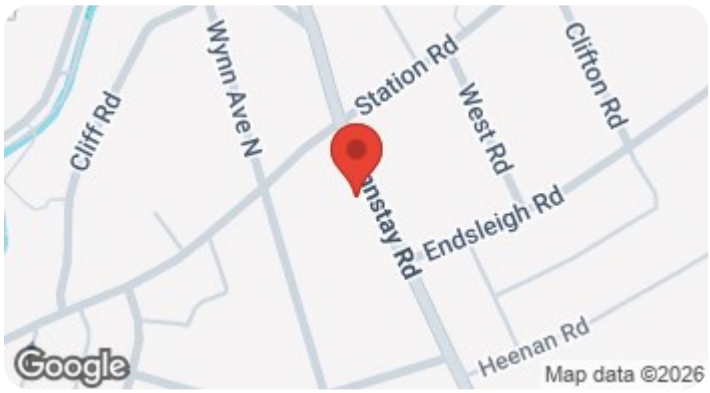


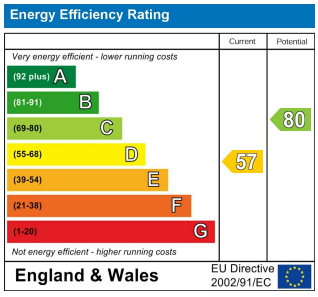


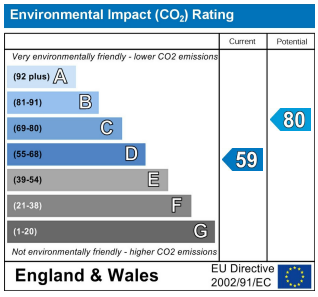


Total floor area: 199.8 sq.m. (2,150 sq.ft.)

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







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