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**14 Holyrood Avenue, Old Colwyn, Colwyn Bay,  
Conwy, LL29 8BA**



**£385,000**

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THIS IS A LOVELY CHARACTER 4 BEDROOM FAMILY HOME ON A CORNER PLOT and within easy access to Old Colwyn shops, Eirias Park, Bryn Elia and Ysgol Eirias secondary schools and the East and Westbound A55 expressway leading to Holyhead and Chester. The accommodation briefly comprises:- reception hall; lounge; separate sitting room; open plan kitchen/dining room with modern units leading to the conservatory and a two piece cloakroom; first floor landing; four bedrooms and a 3 piece shower room. The property features gas fired central heating from a recently installed 'Worcester' combination boiler and upvc double glazed windows where specified. Outside - nice corner plot with lawn, flower beds, shrubs and mature trees, a small courtyard rear garden with flagstones and shrubs, driveway on Holyrood Avenue for off road parking plus a driveway from Smith Avenue for off road parking leading to the integral single car garage with ladder style steps to a mezzanine storage area.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

#### CANOPIED ENTRANCE

Coloured leaded FRONT DOOR and sidelight to :-

#### HALL



Plate rack, under stairs cloaks cupboard with light.

LOUNGE/ DINING ROOM 25'7" x 11'8" max (7.80m x 3.57m max )



Oak fire surround with display mantle and slate tiled back and hearth, coving and decorative ceiling, feature double glazed porthole window, built in bookshelf

with shelving and cupboard below, feature leaded windows with coloured glass, 3 double radiators.



SITTING ROOM 11'1" x 10'10" (3.40m x 3.32m)



-To chimney breast plus 2 upvc double glazed bay windows with coloured leaded lights, tiled fireplace and hearth with gas fire, shelving to recess, coving, double radiator.



OPEN PLAN KITCHEN/ DINING ROOM 23'1" x 12'1" max overall (7.04m x 3.70m max overall)







### KITCHEN AREA



With fitted range of cream fronted base, wall and drawer units with round edged wood effect worktops, incorporating single drainer sink unit and mixer tap, space for cooker, cooker hood over, plumbing and space for slimline dishwasher, pull out larder cupboard with shelving/ spice racks, space for fridge, wall tiling, picture rails, door through to conservatory, laminate wood effect flooring, inglenook with inset gas pot belly fire, wood effect flooring, 2 double cupboards with shelving, upvc double glazed bay window, radiator.

### CONSERVATORY 3.11m x 2.69m

Two wall light points, laminate flooring, power points, double opening upvc double glazed doors to rear courtyard garden, upvc double glazed windows, integral door to garage.

### 2 PIECE CLOAKROOM



With low flush wc, wash hand basin, wall tiling, glazed window, cork floor tiling.

A staircase from the entrance hall leads to:-

### FIRST FLOOR LANDING

Coloured leaded secondary double glazed window. Access to roof space, 2 double linen cupboards with shelving and radiator.

### BEDROOM 1 14'7" x 12'2" max (4.45m x 3.71m max)



Dual aspect upvc double glazed windows, wall light point, corner wash hand basin, fitted double wardrobe with mirror fronted sliding doors, telephone point, double radiator. Distant sea views.



### BEDROOM 2 13'9" x 11'1" (4.20m x 3.39m)



Upvc double glazed bay window, corner vanity wash hand basin, tiled splash back,, dressing table, single wardrobe with hanging rail and louvre door, picture rail, double radiator. Distant sea views.





**BEDROOM 3 12'2" x 11'2" (3.73m x 3.41m)**



- Including fitted wardrobes, louvre door, vanity wash hand basin, tiled splash back, shelving, built in double wardrobe, upvc double glazed window, double radiator.

**BEDROOM 4 8'2" x 7'8" (2.51m x 2.34m)**



Fitted chest of drawers, built in cupboard with hanging rail, upvc double glazed Oriel window with deep display sill, radiator, telephone point. Distant sea views.

### 3 PIECE SHOWER ROOM



Comprises shower stall with electric 'Mira' shower, pedestal wash hand basin, extractor, 2 wall light points, shaver point, built in double storage cabinet, close coupled wc, ladder style towel rail, cork tiled floor.

### OUTSIDE

#### FRONT GARDEN



Front and side corner garden with lawns, mature shrubs and trees, paved pathways, double opening gates to driveway provides off street parking leading to:-

#### GARAGE 19'6" x 9'11" (5.95m x 3.04m)

With double opening doors to front, leaded window, light and power connected, plumbing for washing machine, glazed side window, wall mounted 'Worcester' combination central heating and hot water boiler, mezzanine loft storage above garage with light, integral door to conservatory.

#### SECOND DRIVEWAY ON HOLYROOD AVENUE

- provides further off street parking.

## REAR COURTYARD GARDEN



Full width paved patio area with raised beds, outside storage, side gated access, shed.

## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX

is 'E' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

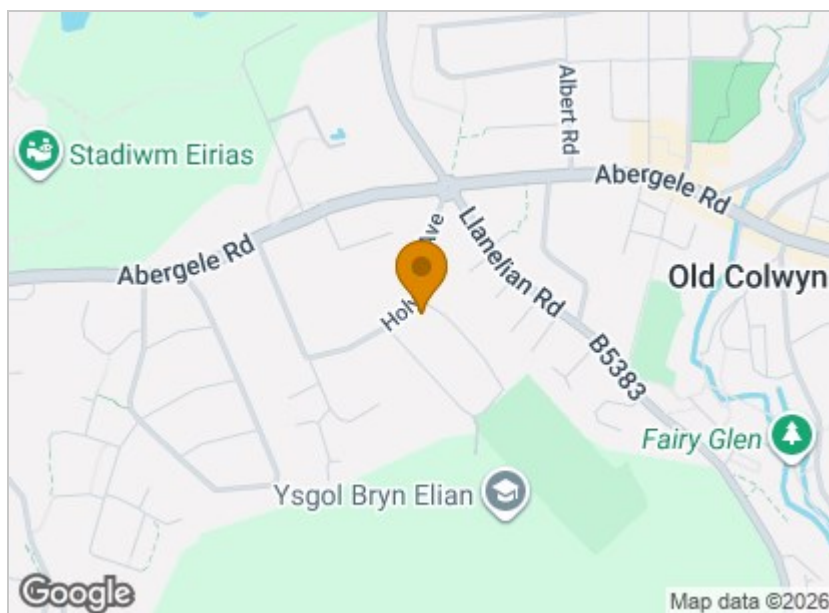
## 3D FLOOR PLAN



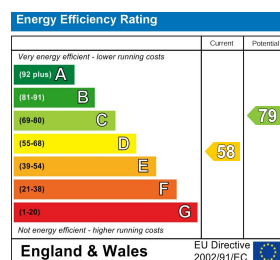


All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



## Directions

From Eirias Park head towards Old Colwyn at the roundabout take the fourth exit on to Holyrood Avenue, the property is on the corner of Smith Avenue and Holyrood Avenue on the left hand side. Ref A844 13/02/26

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

