



ABERGELE ROAD, OLD COLWYN

OFFERS OVER £399,999



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If you are looking for a spacious, characterful home with breath-taking coastal views, then look no further. Step inside your dream home, offering double fronted accommodation with four double bedrooms, three reception rooms and two additional loft rooms. Viewing is essential to appreciate this versatile property and the enviable position with surrounding gardens. Having been lovingly refurbished by its current owner, retaining its charm throughout, this stunning property oozes elegance, and needs to be viewed to be truly appreciated.

Situated in the sought-after area of Old Colwyn, not only does this fantastic property benefit from far reaching coastal views, but also enjoys the convenience of local amenities including shops, schools, supermarkets and a host of transport links.

In brief, the light and airy accommodation affords: Entrance Hallway, lounge, sitting room, dining room, cloak room and kitchen/ breakfast room to the ground floor, four double bedrooms and family bathroom to the first floor and a further two loft rooms to the top floor. Externally, the property sits on a generous plot with gardens to side and rear, as well as off road parking. 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 Old Colwyn. The property is close to a variety of local schools, restaurants and is near a bus route and the main railway line. Located within easy reach of Colwyn Bay and Llandudno, and offers easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. There are some fantastic walks right from its doorstep, with a supermarket and medical centre just a stones throw away.

Tenure- Freehold

Council Tax Band- E as on voa.gov.uk





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Ground Floor

Entrance Hallway

uPVC door leading in, tiled flooring, radiator, stairs to first floor.

Lounge

4.9m x 3.91m

Double glazed bay window to front aspect, radiator, television point, coving to ceiling, dado rail.

Sitting Room

4.82m x 3.9m

Double glazed bay window to front aspect, radiator.

Kitchen

3.92m x 3.56m

Fitted with a range of wall and base units with complimentary work surfaces over, Belfast style sink with mixer tap, space for cooker, plumbing for washing machine, tiled flooring, radiator, dado rail, two double glazed windows looking out on to rear garden, door accessing rear garden.

Dining Room

3.93m x 3.53m

Double glazed windows to side and rear aspects, radiator, wall mounted gas central heating boiler.

Cloakroom/Utility

2.62m x 1.85m



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First Floor

Landing

Double glazed window to front aspect enjoying coastal views, stairs to top floor.

Bedroom 1

4.93m x 3.9m

Double glazed bay window enjoying coastal views to front aspect, dado rail, radiator.

Bedroom 2

4.80 x 3.90m

Double glazed bay window enjoying far reaching coastal views to front aspect, coving to ceiling, radiator.

Bedroom 3

3.94m x 3.52m

Double glazed window overlooking rear garden, radiator.

Bedroom 4

3.89m x 3.52m

Double glazed window overlooking rear garden, radiator, built in airing cupboard.

Shower Room

2.65m x 1.82m

Walk in electric shower, wall mounted wash hand basin, low level flush w.c, tiled flooring, radiator, double glazed obscure glass window to rear aspect.



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Second Floor

Landing

Loft Room One

4.38m x 3.95m

Velux window, eaves storage.

Loft Room Two

4.44m x 3.94m

Velux window.

Externally

Front

Hedged boundaries with gated access onto tiled pathway leading to entrance,

Side

Gravelled borders, off road parking to side.

Rear

Tiered rear garden, lovingly landscaped to create an enjoyable, useful space enjoying further views, mainly laid to lawn with a variety of fruit trees. Brick paved area immediately to rear allows for low maintenance enjoyment, ideal to sit and appreciate the tranquil surroundings.



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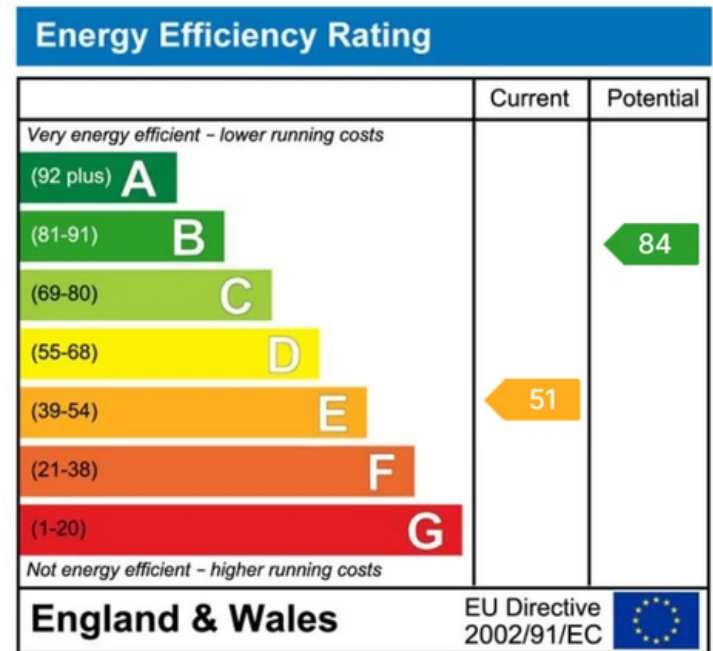


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