



BLUE TURTLE PROPERTY



1 BRYN FFYNNON TERRACE, OLD COLWYN, COLWYN BAY, LL29
9NA

OFFERS OVER £200,000



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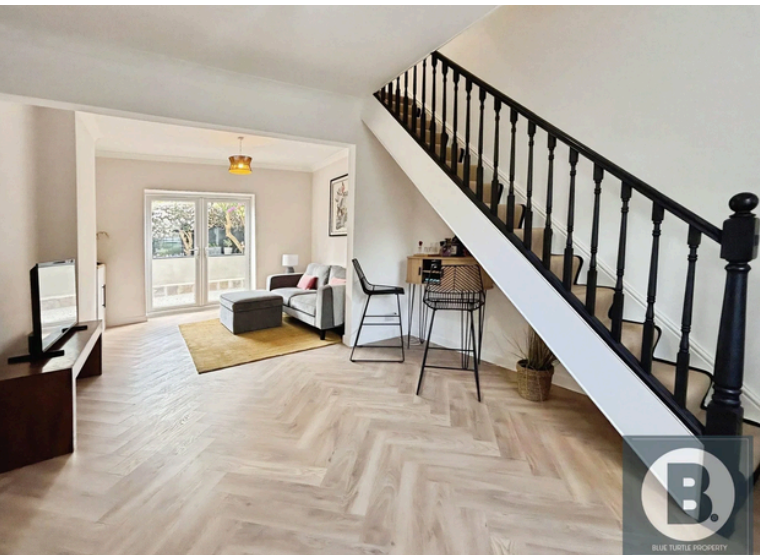


BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale with no onward chain, this superb three-bedroom property, which has been lovingly updated by its current owner with noticeable attention to detail throughout. Offering well-proportioned accommodation and ready to walk in and enjoy, this characterful property needs to be viewed to be appreciated. Just a stone's throw away from a host of amenities and attractions that Old Colwyn has to offer, the location offers something for everyone.

In brief, the light and airy accommodation affords an entrance porch, a lounge, and an open-plan kitchen/dining room on the ground floor, with three bedrooms and a 3-piece bathroom on the first floor. The property has been further enhanced with stylish modernisation throughout, including new herringbone-style flooring on the ground floor and patio doors added to the lounge, improving light and connectivity to the rear garden.

The kitchen benefits from a breakfast bar, creating a more sociable and contemporary living space. Externally, the property benefits from front and rear gardens, as well as off-road parking for two vehicles. The property further benefits from double glazing throughout, a brand new central-heating system, loft insulation, and internal wall insulation.





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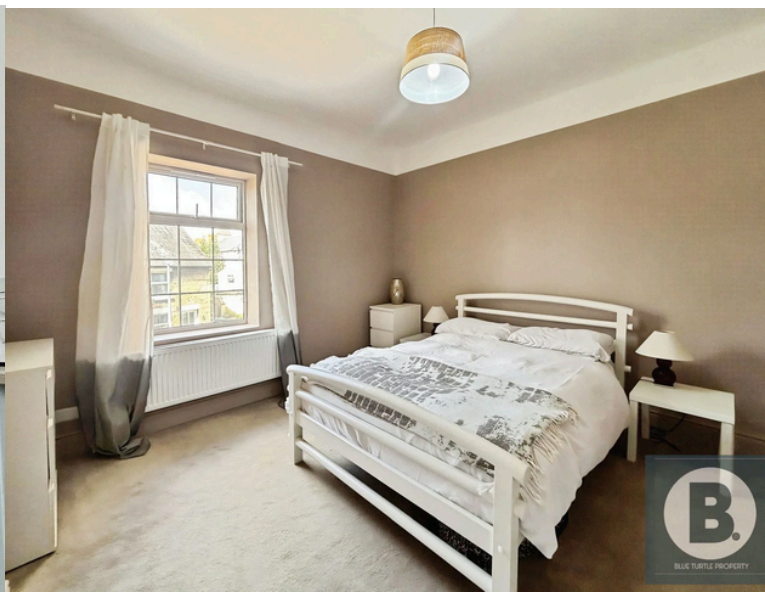
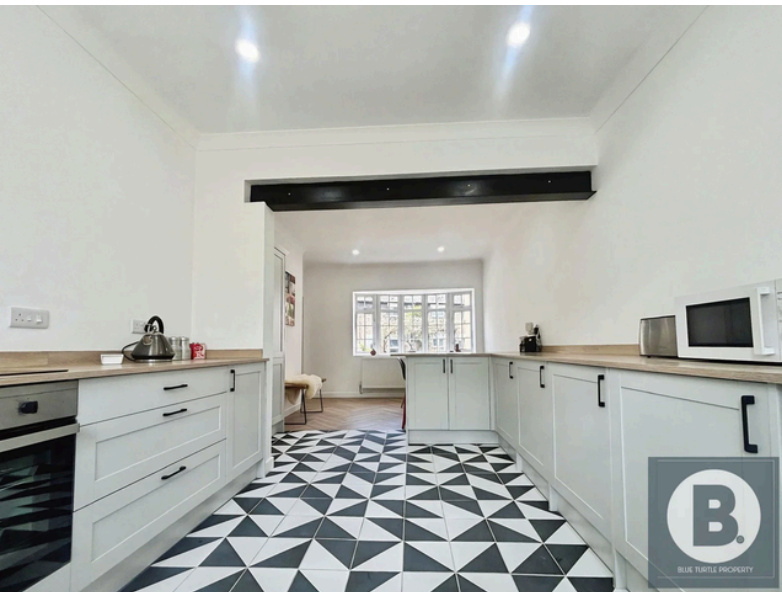


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Location- The property is situated in this sought-after area in Old Colwyn. The property is close to a variety of local schools, restaurants, and is near a bus route and the main railway line. Located within easy reach of Colwyn Bay and Llandudno, it offers easy access to 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 stone's throw away.

Tenure- Freehold

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





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Ground

Front Porch – 1.5m x 1.1m (4'11" x 3'7") – Inner door, letterbox to side.

Large Through Lounge – 7.0m x 3.6m (22'11" x 11'9") – A double-glazed window, two central heating radiators, coved ceilings, new laminate flooring, patio doors to rear garden.

Open Plan Kitchen/Dining Area – 7.7m x 3.2m (25'3" x 10'5") – Shaker style base cupboards and drawers with light oak laminate worktop surfaces, composite sink unit, breakfast bar, four-ring induction hob, built-in electric oven, fridge and freezer, integrated washing machine, integrated dishwasher, double larder unit, double-glazed windows and rear door, geometric patterned tiles and new laminate flooring.

Outside – Easily maintainable front and rear gardens with chippings to both areas. Driveway to the front with a decorative flower arch providing off-road parking for two cars. Rear ornamental garden with gate onto Wellington Road.



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First Floor

Landing - 5.7m x 0.8m (18'8" x 2'7") – Central heating radiator.

Bedroom 1 – 3.7m x 3.5m (12'1" x 11'5") – Front-facing double-glazed window, central heating radiator, useful alcove.

Bedroom 2 – 3.6m x 2.0m (11'9" x 6'6") – Rear-facing double-glazed window overlooking the garden, central heating radiator.

Bedroom 3 – 3.8m x 3.5m (12'5" x 11'5") – Front-facing double-glazed window, central heating radiator, four-door built-in wardrobe unit.

Bathroom – 3.2m x 2.1m (10'5" x 6'10") – Double door airing cupboard, Worcester gas central heating boiler, central heating radiator, double-glazed window, basin vanity unit, WC, double walk-in shower cubicle.



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Externally:

Front

Driveway providing off-road parking for two cars, decorative flower arch, chipping stone frontage for ease of maintenance, with planted borders and access to the front entrance.

Rear / External

Easily maintainable rear ornamental garden laid with chippings, enclosed boundaries and gated access onto Wellington Road. Patio doors open from the lounge and kitchen/dining area onto the rear garden area.





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SERVICES/ DISCLAIMER-

MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

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ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



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Total floor area: 109.6 sq.m. (1,180 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		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	