



## 10 Rosemary Avenue

Colwyn Bay LL29 7RA

£225,000

A well-presented three bedroom semi-detached house occupying a pleasant corner position in a small private cul-de-sac, backing directly onto woodland.

Tenure: Freehold - EPC: D - Council Tax D

The property offers versatile accommodation arranged over three levels, with the benefit of off-road parking, garden, and convenient access to the town centre, schools, park, and woodland walks.

Briefly comprising Entrance Hall with attractive stained glass door and side window. Lounge with feature fireplace and large front bay window, Dining Room/second reception overlooking the rear garden, Modern fitted Kitchen with built-in oven and hob, breakfast area, and access to the rear. Three Bedrooms (two doubles and a single). Family Bathroom with white suite including corner bath. Gas central heating and double glazing.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Located within walking distance of Colwyn Bay town centre, Promenade and Eirias Park. Convenient for schools and A55 Expressway.

Accommodation Affords:  
(approximate measurements only)

Covered Front Entrance:  
Into reception hall with turned staircase leading off to first floor level.

Lounge:  
10'5" x 12'5" (3.2m x 3.79m )  
Feature multi fuel stove on tiled hearth in recessed surround, picture rail and coving, UPVC double glazed bay window overlooking at front of property.

Dining Room:  
11'8" x 11'5" (3.58m x 3.48m)  
Cast iron former fireplace surround, picture rail, radiator, UPVC double glazed window over looking rear.

Breakfast Kitchen:  
Fitted range of modern base and wall units with complimentary worktops, integrated stainless steel oven, four ring gas hob and canopy stainless steel extractor above, plumbing and space for automatic washing machine, plumbing for dishwasher, single drainer sink with mixer tap, wall tiling, UPVC double glazed window overlooking rear, coved ceiling, UPVC double glazed rear door and side window, breakfast bar.

First Floor Landing:



**Bedroom 1:**

10'6" x 12'6" (3.22m x 3.82m )

UPVC double glazed bay window overlooking front, picture rail, radiator,

**Bedroom 2:**

11'5" x 11'6" (3.5m x 3.53m )

UPVC double glazed window overlooking rear, radiator.

**Bedroom 3:**

11'0" x 7'10" (3.36m x 2.41m )

UPVC double glazed window, radiator.

**Bathroom:**

Panel bath with mixer tap shower adapter; pedestal wash hand basin; built in cupboards along one wall; extractor fan; UPVC double glazed window to front.

**Shower Room:**

Shower enclosure, pedestal wash hand basin, low level w.c.,.

**Lower Ground Floor:**

Access from rear lower level garden, basement rooms comprising entrance lobby.

**Room 1:**

7'10" x 6'6" 82'0" (2.4m x 2.25m )

UPVC double glazed window to rear, light and power connected.

**Room 2:**

11'7" x 7'1" (3.54m x 2.16m )

UPVC double glazed window.

**Room 3:**

11'6" x 10'5" (3.52m x 3.2m )

**Room 4:**

10'2" x 7'4" (3.11m x 2.24m )

And walk in storage area.

The basement rooms would be suitable for a variety of recreational purposes.

**Outside:**

Driveway providing off-road parking. Corner plot with small front garden and private enclosed rear garden backing onto established woodland.

**Council Tax Band:**

Conwy County Borough Council tax band D

**Viewing:**

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00.

Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

**Proof of Identity:**

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Lower Ground Floor



Ground Floor



First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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