



## Oxwich Road, Mochdre, Colwyn Bay LL28 5AG

**£175,000**

Monopoly Buy Sell Rent is delighted to bring to the market this truly unique and characterful former Apple Store, set within a generous garden and benefitting from a long private driveway. The property features an unusual and appealing upside-down layout, with an open-plan kitchen, lounge, and dining area located on the first floor, while the ground floor offers a spacious double bedroom and a modern shower room. The property further benefits from planning permission to extend to the side aspect and is offered for sale with no onward chain. Situated in a highly sought-after area of North Wales, the home is just minutes from the coast and within easy reach of popular attractions including Conwy Castle, Bodnant Gardens, Great Orme, and Gwrych Castle. Excellent transport links are available nearby via the A55.

- Unique and Characterful Former Apple Store
- Distinctive Upside-Down Living Layout
- Double Bedroom and Shower Room
- Sought-After Location in North Wales
- Generous Garden with Long Private Driveway
- Open-Plan Kitchen, Lounge, & Dining Area
- Planning Permission Granted for Side Extension
- No Onward Chain



## First Floor Open-Plan Lounge / Kitchen / Dining Ro

A charming and thoughtfully designed upside-down layout. The main living area features French doors, carpeted lounge area and vinyl flooring to the kitchen. A wall-mounted gas fire, radiator, and A-pex roof with exposed beams and two skylights create a warm and inviting atmosphere. Unique feature rope lights accent the ceiling. The modern fitted kitchen includes an electric oven and hob, stainless steel sink, and space for both an under-counter fridge and washing machine. A low-level window adds further character. Stairs descend to the bedroom.

## Ground Floor Bedroom

A generous double bedroom with exposed beams, carpeted floor, and French doors with glazed side panels—all fitted with Venetian blinds. Storage includes a cupboard beneath the stairs and a separate cupboard housing the gas combi boiler. Door to the shower room.

## Shower Room

Fitted with a modern shower enclosure with thermostatic unit, vanity unit with sink, low-flush WC, UPVC sparkling wall panels, chrome towel rail, anti-mist LED-lit mirror, vinyl flooring, extractor fan, lighting, and housing for the boiler.

## Garden

Accessed via a wooden gate, the garden offers a sweeping driveway, mostly lawned areas, mature trees, and a picturesque apple tree. Stone steps lead to a stone patio ideal for a hot tub. A wooden lean-to sun room/conservatory features astro flooring, power, lighting, single-glazed windows, wall-mounted TV point, and a zip-up tarpaulin door—perfect for enjoying the wonderful views.

## Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







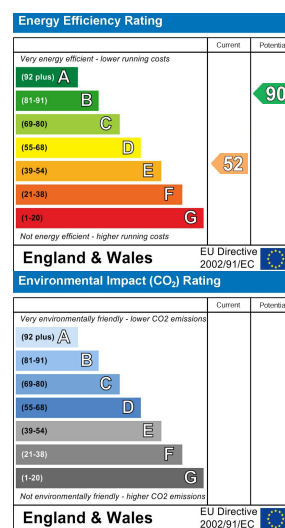
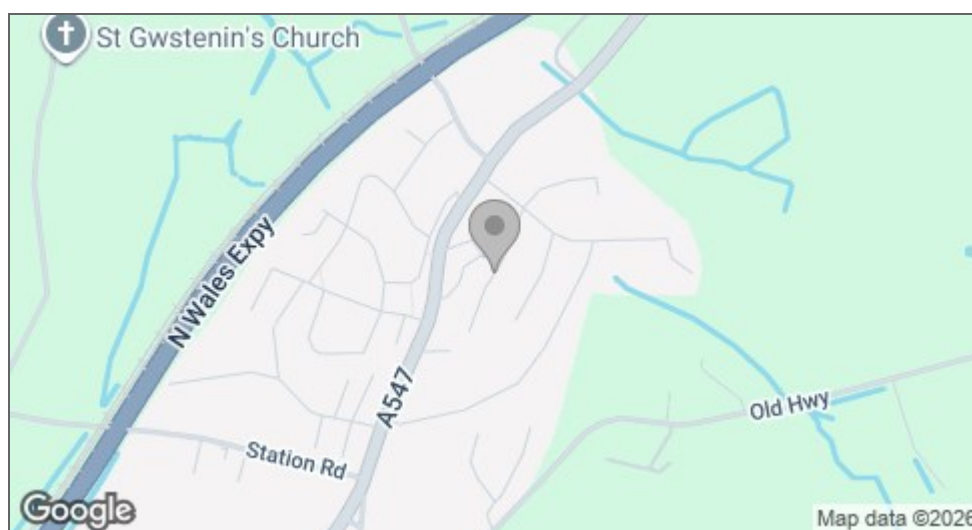
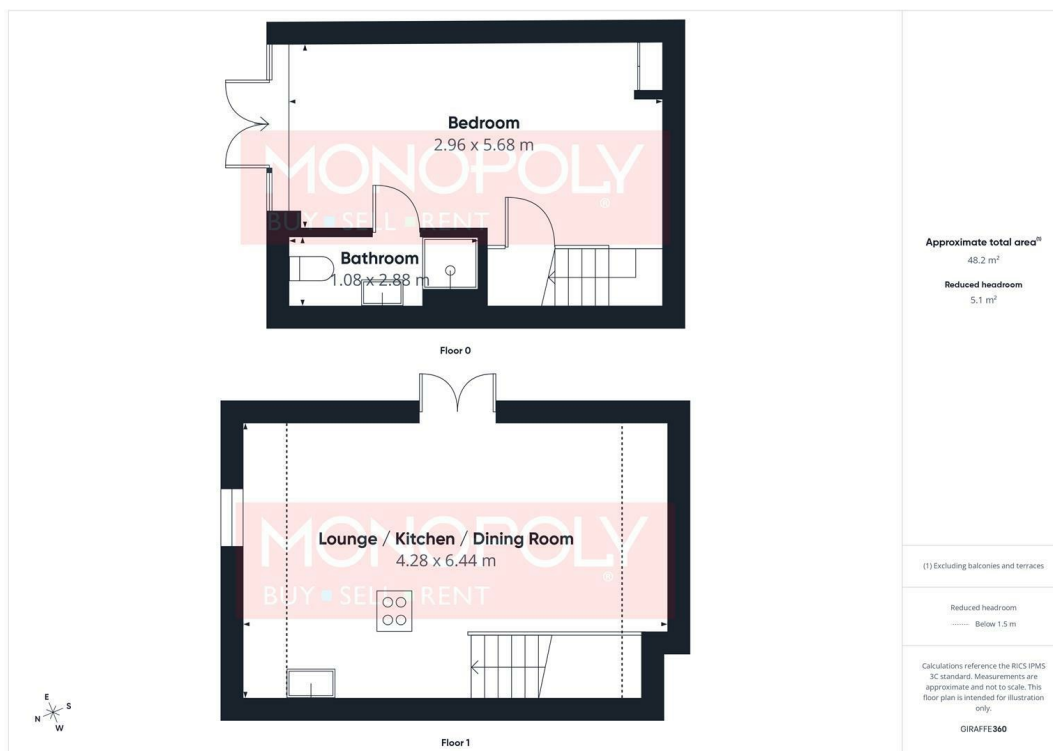












#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

