



3 Gernant, Old Colwyn
Offers over £260,000

Some homes suit a moment in your life. Others have the space, flexibility and warmth to become part of your story for years to come.

Situated on the popular development in Old Colwyn, this beautifully proportioned detached home is one of those rare properties that feels right whether you're taking your first step onto the property ladder, looking for more room for a growing family, or searching for somewhere easier to manage without compromising on space.

From the moment you walk through the door, there's a sense that this is a home designed for living, not just somewhere to sleep.

The kitchen diner is very much the heart of the home. It's easy to imagine busy weekday breakfasts before the school run, family meals around the table, catching up over a coffee with friends, or hosting celebrations when everyone gathers together. It's a space that naturally brings people together. Thoughtful touches throughout the home make daily life that little bit easier, from the handy downstairs WC to the large storage cupboard tucked away off the kitchen, ideal for everything from hoovers and coats to the weekly shop or even a handy utility cupboard housing a washing machine.

Upstairs, you'll find three double bedrooms, giving everyone room to spread out and enjoy their own space. The main bedroom benefits from an en-suite shower room, creating a peaceful retreat at the end of the day.

Outside, the south-west facing garden is a real extension of the home, over two levels, it's a wonderful place to enjoy sunny afternoons and long summer evenings. Whether it's children playing safely, a dog enjoying the outdoors, gardening projects, or simply sitting back with a glass of wine while the sun begins to set, this is a garden that can be enjoyed throughout the seasons.

Location plays such an important part in choosing a home, in one of Old Colwyn's most sought-after modern developments. Families are drawn to the area for its well-regarded schools and community feel, while the convenience of nearby shops, supermarkets and everyday amenities means everything you need is close at hand.

For those who love the outdoors, the North Wales coastline is just a short drive away, offering beautiful beach walks, sea views and places to stop for coffee along the promenade. The A55 is easily accessible, making journeys to Colwyn Bay, Llandudno, Conwy, Bangor, Chester and beyond straightforward for commuters and weekend explorers alike.

Offered with no onward chain, this is a home ready for its next chapter. The only question is what yours might look like.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Tenure: Leasehold

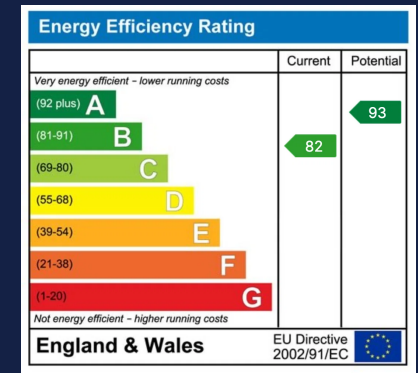
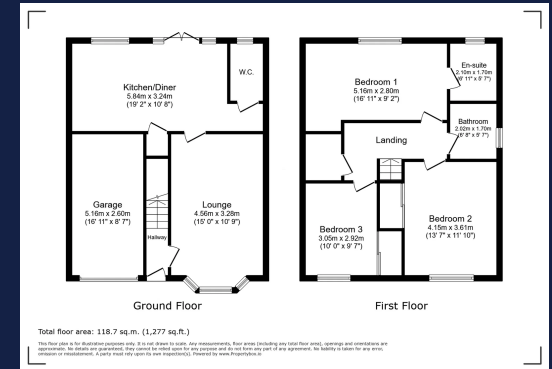
Property Type: Detached House

- No onward chain
- 3 Bed detached
- Off road parking for 2 and single garage
- En-suite to principal bedroom
- Spacious kitchen diner
- Downstairs WC
- South-west facing rear garden
- Leasehold 988 years remaining
- Service and Maintenance charge

We have been informed the tenure is Leasehold on a 999 year lease from 2016 (988 years remaining). Vendor's solicitors should confirm title. We have been informed by the vendor that the annual Ground Rent is approx £200.00 and the annual Service Charge is £205.00.







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