



4 BODELWYDDAN AVENUE, OLD COLWYN, COLWYN BAY, LL29 9NW

OFFERS OVER £290,000



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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer this beautifully presented four-bedroom semi-detached family home in the heart of Old Colwyn. Thoughtfully updated over the past ten years with a new roof, replacement double-glazed windows, renovated kitchen and bathroom, hardwood floors, and a downstairs W.C, the property combines modern family living with a wealth of character. Generously proportioned accommodation, including a basement, boarded loft, driveway, and long rear garden make this a perfect family home, ideally located close to local shops, schools, doctors, and just a short drive from the beach.

In brief, the light and airy accommodation comprises: Entrance hallway, spacious lounge with log burner, separate dining room overlooking the garden, renovated kitchen with porch to the rear, and W.C to the ground floor. To the first floor are three double bedrooms with built-in wardrobes, a fourth single bedroom or study, and a four piece family bathroom with separate bath and shower. Furthermore, the additional benefits include a boarded and insulated loft with ladder, large basement for storage or a home gym, gas central heating (service recently carried out on the boiler,) double glazed windows, off-road parking, side and rear access, and a long rear garden with mature trees including a beautiful cherry blossom.

Early viewing is highly recommended to fully appreciate the size, character and potential of this fantastic family home!





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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- D as on voa.gov.uk





Ground Floor

Entrance Hallway: Spacious entrance hallway with hardwood flooring, under-stairs storage, radiator, double glazed window to front aspect, stairs to first floor.

Lounge (15'9" x 13'9" / 4.8 x 4.2 m): Double glazed bay window to front aspect, feature fire surround with inset log burner, coving to ceiling, picture rail, television point, radiator.

Dining Room (16'6" x 11'2" / 5.03 x 3.4 m): Double glazed window overlooking rear garden, fitted shelving, coving to ceiling, picture rail, radiator.

Kitchen (19'0" x 9'10" / 5.8 x 3 m): Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, space for fridge/ freezer, space for cooker with fitted extractor over, plumbing for dishwasher, part tiled walls, radiator, double glazed windows to side and rear aspects.

Rear Porch: Double glazed window to side and rear aspects, uPVC door to side accessing rear garden.

Downstairs W.C: Low level flush w.c, wash hand basin, radiator, double glazed obscure glass window to side aspect.

Basement / Boiler Room

Boiler Room (9'2" x 9'2" / 2.8 x 2.8 m): Wall mounted gas central heating boiler (recently serviced) with a window and storage recess.

Cellar / Workshop (15'1" x 10'2" / 4.6 x 3.1 m): Space with sink, power, lighting, and separate w.c, suitable for storage, ideal gym/ workshop/ utility area with plumbing for washing machine and space for tumble dryer.



First Floor Landing

Double glazed window to side aspect, loft access with pull down loft ladder to boarded and insulated loft.

Bedroom 1 (15'9" x 13'1" / 4.8 x 4 m): Double glazed bay window to front aspect, built-in wardrobe storage, picture rail, radiator.

Bedroom 2 (17'1" x 10'6" / 5.2 x 3.2 m): Double glazed window overlooking rear garden and on to views beyond, built-in wardrobe storage, picture rail, radiator.

Bedroom 3 (10'2" x 9'10" / 3.1 x 3 m): Double glazed window to side aspect, built-in wardrobe storage, spotlights to ceiling, radiator.

Bedroom 4 / Study (9'2" x 7'10" / 2.8 x 2.4 m): Double glazed window to front aspect, radiator.

Family Bathroom (8'6" x 6'3" / 2.6 x 1.9 m): Bath, separate shower, vanity wash hand basin with storage under, low level flush w.c, tiled walls, tiled flooring, neutral tones, spotlights to ceiling, double glazed obscure glass window to side aspect.



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Externally

Front – Driveway providing off-road parking with electric charging point, space for bins and recycling, side access to the rear, and mature flower borders. The front of the property catches the morning sun, creating a warm and inviting aspect.

Rear – Porch with stairs leading down to a long, well-maintained garden laid to lawn with mature trees, including a cherry blossom tree. A paved patio area provides an ideal space for outdoor seating, BBQs, and entertaining, while in the evening the garden is beautifully bathed in sunlight, offering a peaceful and welcoming outdoor space within tranquil surroundings. Gated access adds privacy and security.





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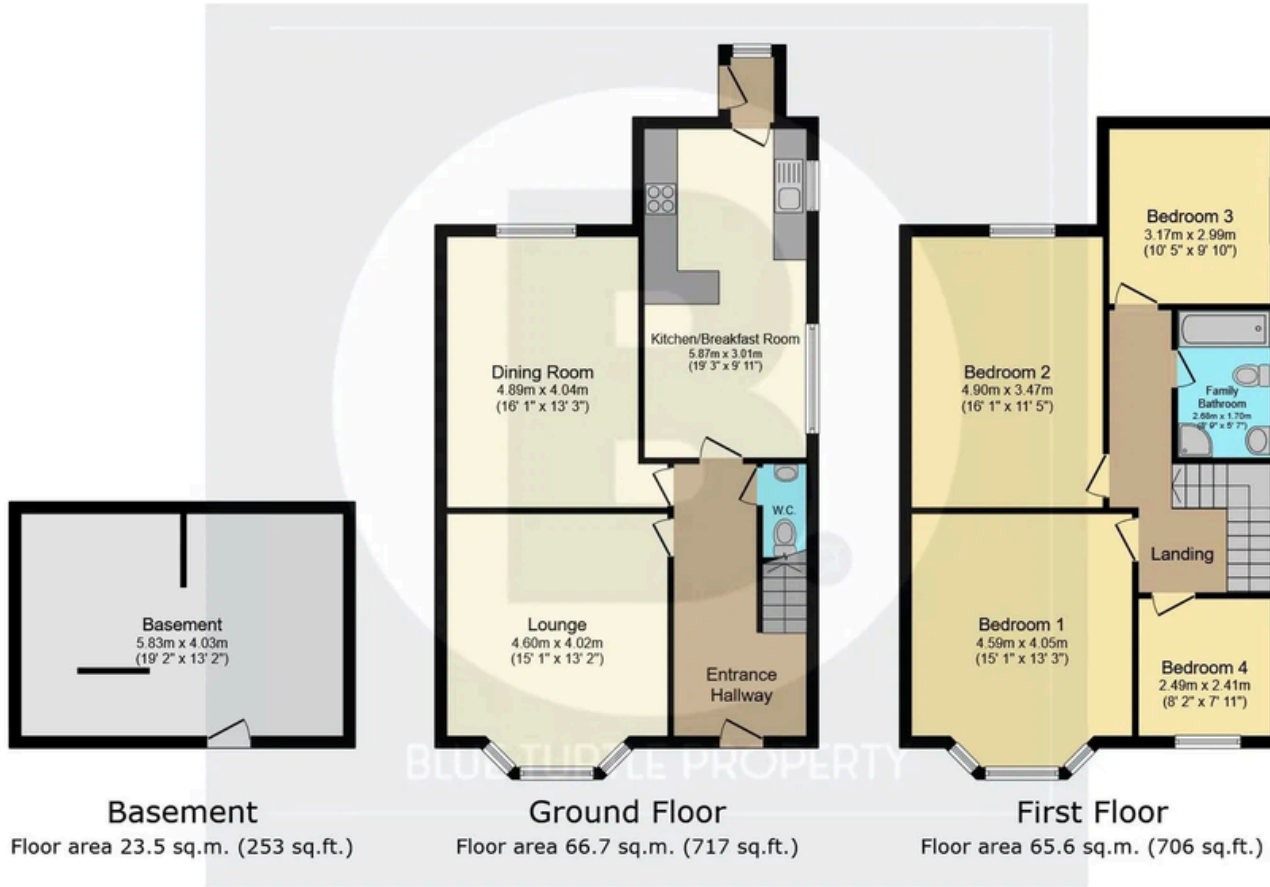
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Total floor area: 155.8 sq.m. (1,676 sq.ft.)

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