



**166 Old Highway  
Colwyn Bay, North Wales LL28 5YE**

**Offers Over £600,000**



Nestled in the picturesque area of Old Highway, Colwyn Bay, this DETACHED 3 BEDROOM family home offers a unique opportunity for those seeking both space and potential. Set within approximately five acres of beautifully maintained gardens and grounds, this property is perfect for families who appreciate the great outdoors and desire a tranquil lifestyle. The home boasts an excellent elevated position, providing stunning panoramic views of the Conwy Mountains, the distant hills to the Little Orme in Penrhyn Bay. These breathtaking vistas create a serene backdrop for everyday living, making it an ideal retreat from the hustle and bustle of city life. With ample room for expansion, this property presents excellent potential for those looking to extend the main dwelling or explore redevelopment opportunities. The generous grounds offer a blank canvas for your imagination, whether you envision a larger family home or additional outdoor amenities. Conveniently located, the property is just a short drive from Mochdre village, where you can find local shops and amenities. Additionally, easy access to the A55 ensures that you are well-connected to the surrounding areas, including the town centres of Colwyn Bay and Llandudno. This delightful family home is a rare find, combining spacious living with the beauty of nature and the potential for future development. It is an opportunity not to be missed for those looking to create their dream home in a stunning location. Council Tax Band E. Freehold. EPC Rating D66 Potential C78. Ref CB7834



**Entrance Porch**

Glazed inner door

**Long Hallway**

20'4 x 6'4 (6.20m x 1.93m)

Laminate flooring, central heating radiator

**Cloakroom**

W.C, wash hand basin, double glazed

**Lounge**

20'9 x 14 (6.32m x 4.27m)

Pine fireplace surround, open coal fire and tiled inset, 3 double glazed windows overlooking the mountain hill views, coved ceilings, 2 central heating radiators, glazed double doors to

**Dining Room**

11'9 x 10'3 (3.58m x 3.12m)

Central heating radiator, coved ceilings, double glazed patio doors, mountain , hill views

**Kitchen Breakfast Room** 12'10 x 11'9 (3.91m x 3.58m)

Maple style base cupboards and drawers with bronze style work top surfaces, 2 double glazed windows, tiled floor, stainless steel sink unit, cooker extractor hood, 8 ring gas Countrychef range, tiled surround, wall cupboards, central heating radiator

**Utility Room**

8'6 x 8'5 (2.59m x 2.57m)

Double glazed window, plumbing for washing machine, Worcester gas central heating boiler

**Landing**

Stairway off the Hall to First Floor and Landing, double door linen cupboard, double glazed, central heating radiator

**Master Bedroom**

14'1" x 10'9" (4.3m x 3.30m)

Central heating radiator, 2 double glazed windows overlooking the mountain and hill views, 2 double door wardrobes, 2 single glazed wardrobes, top cupboards and dressing table

**En Suite Shower Room**

6'9" x 6'2" (2.08m x 1.9m)

Shower cubicle and unit, w.c, wash hand basin, w.c, half tiled walls, heated towel radiator, double door wardrobe cupboard

**Bedroom 2**

12'9" x 11'9" (3.91m x 3.6m)

Central heating radiator, 2 double glazed window overlooking the mountain and hill views

**Bedroom 3**

12'10 x 10'2 (3.91m x 3.10m)

Double glazed window, central heating radiator, fine mountain and hill views

**Bathroom**

8'5 x 8'4 (2.57m x 2.54m)

Panel bath, shower taps and screen, pedestal wash hand basin, w.c, mainly tiled walls, 2 double glazed windows, central heating radiator

**Outside**

The property is approached by a long driveway off The Old Highway with plenty of outside parking space, room for garaging and extending subject to planning. Long mature grounds to the side of the house extending to woodland and stream, natural shrubbery and ferns, all in all extending to approximately 5 acres.

**AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases:

Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.











All measurements are approximate and for display purposes only



#### AGENTS NOTES;

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Energy Efficiency Rating		
	Current	Improver
Very energy efficient - lower running costs		
(H) plus A		
(B) B	78	
(C) C		
(D) D	66	
(E) E		
(F) F		
Very energy efficient - higher running costs		
G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Improver
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(H) plus A		
(B) B	78	
(C) C		
(D) D		
(E) E		
(F) F		
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