



1 BRYN COLWYN, OLD COLWYN, LL29 9LJ

OFFERS IN EXCESS OF  
£450,000



BLUE TURTLE PROPERTY



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Built by renowned developers around 1990 of superb quality, Blue Turtle Property are delighted to offer for sale this immaculately presented four bedroom detached family home, set in the most enviable position enjoying far reaching sea views.

Having been tastefully updated throughout by its current owners, with a noticeable attention to detail, this stunning property combines style and practicality, that needs to be viewed to be truly appreciated. Offering deceptively spacious accommodation and configured perfectly to cater for modern living, this fantastic property would suit an array of buyers. Set on a generous plot with ample off road parking, double garage as well as side and rear gardens, this one of a kind property offers the wow factor both inside and out. Ideally located on the north Wales coastline, providing the best of everything with breathtaking views and idyllic walks, along with the convenience of a host of amenities and attractions that Old Colwyn has to offer including shops, schools and transport links.

In brief, the light and airy accommodation which oozes elegance, affords; Entrance hallway, spacious lounge leading to conservatory, kitchen/ dining room with high quality integral appliances and access to the rear garden, utility room through to double garage, and w.c to the ground floor, with four generous bedrooms (three with fitted wardrobe storage, one with en-suite shower room and balcony enjoying sea views,) as well as four piece family bathroom to the first floor.





The rear garden has also undergone a programme of refurbishment and now offers a tranquil retreat with ample seating areas and outside storage. To the front of the property is a spacious driveway and double garage, with further planted areas to the side. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.

## Location -

Location-The property is situated in this sought after area in Old Colwyn, a stones throw away from the beach. 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, and offers easy access of 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 nearby.

## Tenure- Freehold





## **Entrance Hallway -**

Composite door leading in to a spacious, inviting hallway, coving to ceiling, hardwood flooring, radiator, under stairs storage cupboard, telephone point, stairs to first floor.

## **Lounge - 7.50m x 3.70m (24'7" x 12'1") -**

Double glazed bay window to front aspect, feature coving to ceiling, stylish built in electric fire, television point, radiator, doors through to conservatory.

## **Conservatory - 3.90m x 2.80m (12'9" x 9'2") -**

Double glazed windows to side and rear aspects enjoying far reaching sea views, hardwood flooring, solid roof, doors to side accessing rear garden.

## **Kitchen/ Dining Room - 7.36m x 3.83m (24'1" x 12'6") -**

### **Kitchen Area**

Fitted with a range of wall and base units with complimentary quartz work surfaces over, single drainer sink with mixer tap, high quality integral appliances including full length fridge and full length freezer, dishwasher, five ring hob, double oven and microwave, hardwood flooring, double glazed window overlooking rear garden and on to views beyond, spotlights to ceiling.

### **Dining Area**

Spotlights to ceiling, doors accessing rear garden, hardwood flooring, radiator.

## **Utility Room- 3.50m x 1.90m (11'5" x 6'2") -**

Fitted with a range of units with work surfaces over, wall mounted gas central heating boiler, plumbing for washing machine, space for tumble dryer, radiator, double glazed window to side aspect, door through to garage

## **WC-**

Low level flush w.c, vanity wash hand basin with storage under, double glazed obscure glass window to side aspect.



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## Landing -

Ideal as office/ study space, built in storage cupboard offering shelving, double glazed window to front aspect.

## **Bedroom One** - 3.70m x 3.60m (12'1" x 11'9") -

Coving to ceiling, fitted wardrobe storage, radiator, double glazed window overlooking rear garden and on to views beyond, door accessing balcony area ideal to sit and enjoy the surroundings, door through to en-suite shower room.

## **En-Suite Shower Room** - 1.80m x 1.70m (5'10" x 5'6") -

Vanity wash hand basin with storage under, low level flush w.c, shower enclosure, tiled walls, tiled floor, heated towel rail, double glazed obscure glass window to rear aspect.

## **Bedroom Two** - 3.60m x 2.90m (11'9" x 9'6") -

Coving to ceiling, double glazed windows to front and side aspects, eaves storage, radiator.

## **Bedroom Three** - 3.80m x 3.70m (12'5" x 12'1") -

Coving to ceiling, built in wardrobe storage with mirrored sliding doors, radiator, double glazed window overlooking rear garden and on to views beyond.

## **Bedroom Four** - 3.70m x 2.90m (12'1" x 9'6") -

Coving to ceiling, built in wardrobe storage, radiator, double glazed window to front aspect.

## **Family Bathroom** - 2.80m x 1.78m (9'2" x 5'10") -

Bath with central mixer tap, vanity wash hand basin with storage under, large corner shower with rainfall shower, tiled walls, heated towel rail, spotlights to ceiling, double glazed obscure glass window to rear aspect.



## Externally-

### Front

Driveway to front providing ample off road parking with walled boundaries.

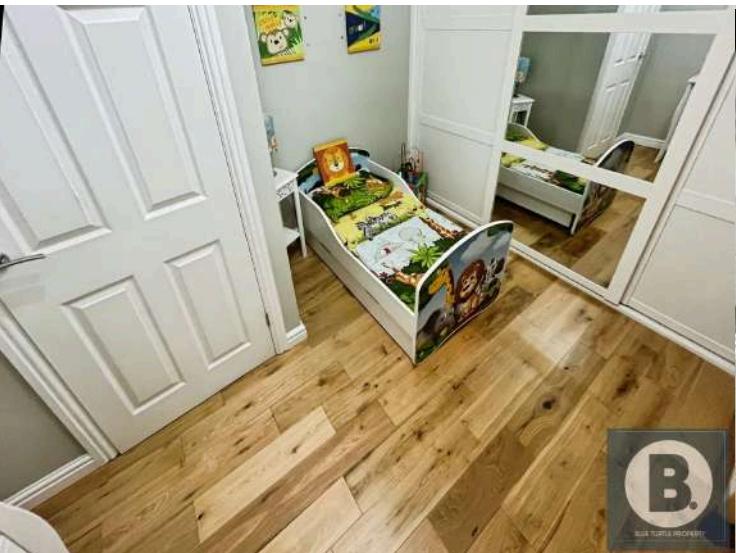
### Side

Secure gated side access.

### Rear

Patio area with pergola immediately to rear, ideal to sit and enjoy the serenity, steps lead down to area mainly laid to lawn bordered by a variety of plants, outside storage with power, and fenced boundaries.





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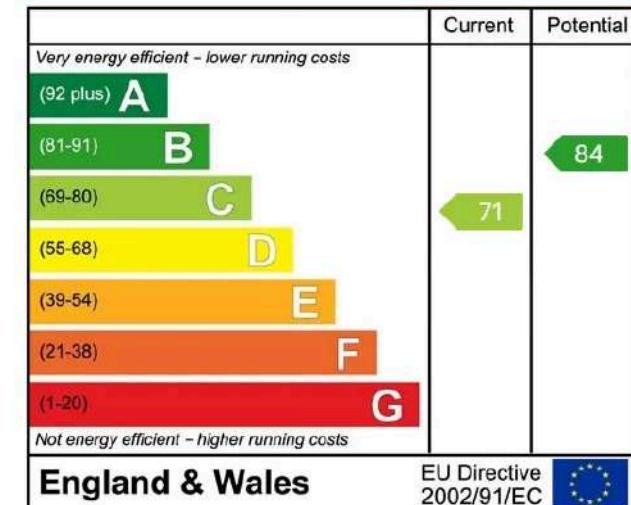
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Total floor area: 210.3 sq.m. (2,264 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Energy Efficiency Rating





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## Services/ Disclaimer-

Mains water, gas and electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have 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. References to the

Tenure of a Property are based on information supplied by the Seller. The details provided are

prepared as a general guide only and should not be relied upon as a basis to enter into a legal

contract. Any interested party should consult their own surveyor, solicitor or other professionals

before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.