



BLUE TURTLE PROPERTY



4 CANNING ROAD, COLWYN BAY, LL29 8EB

OFFERS OVER £255,000



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Blue Turtle Property are delighted to offer for sale this well-presented middle-terraced period home, located within a quiet cul-de-sac setting. Offering spacious and versatile accommodation throughout, the property benefits from gas central heating, a brand-new fitted kitchen, and newly installed flooring to the dining/lounge area, making it a fantastic opportunity for a wide range of buyers including families, couples, and first-time buyers alike.

In brief, the light and well-proportioned accommodation comprises: entrance hallway with original tiled flooring, a spacious lounge/dining area with feature fireplace and bay window, offering ample space for both relaxing and entertaining, and a brand-new renovated kitchen fitted with an oven and hob, finished to a modern standard. To the first floor are four bedrooms, including a principal bedroom with dressing room, along with a modern family bathroom. There is also an outside working W.C. located to the rear of the property. The property is beautifully presented throughout and has a real homely feel, with well-decorated interiors that have been carefully maintained and enjoyed. It offers an immediate sense of comfort, while also providing excellent "bones" and potential for buyers to continue personalising over time if desired. Further benefits include gas central heating, double glazing, a semi-boarded loft with pull-down ladder providing excellent storage, and a low-maintenance rear garden with seating and barbecue area. This is a versatile and welcoming home that is ready to move straight into and enjoy, appealing to a wide range of buyers.





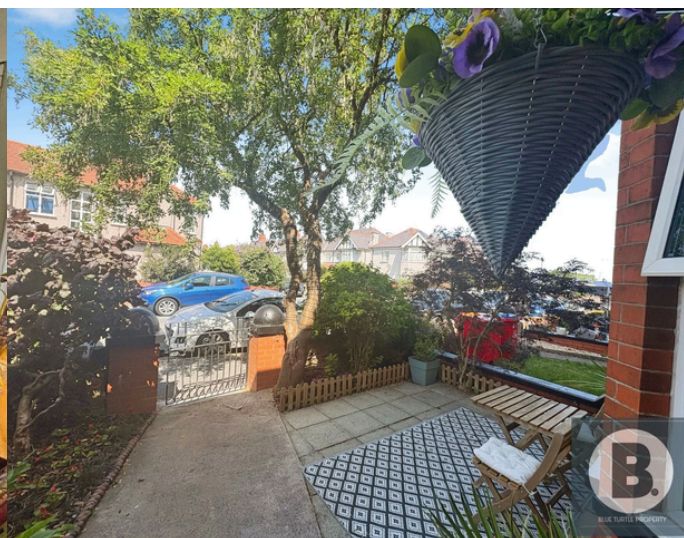
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**Location**-The property is situated in this sought-after area in Colwyn Bay. The property is close to the local schools, cafes, restaurants, and is on the bus route and near the railway station. Located within easy reach of Colwyn Bay town centre and also accessible to nearby Old Colwyn and Llandudno, it offers easy access to the A55 dual carriageway and the local train station with a range of fantastic transport links across the North Wales coast and beyond. There are also some fantastic walks right from its doorstep and just a few minutes' walk from the promenade and beach.

**Tenure**- Freehold

**Council Tax Band**- C as on [voa.gov.uk](http://voa.gov.uk)





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## **Ground Floor**

### **Entrance Vestibule**

Welcoming entrance with attractive decorative tiled flooring.

### **Hallway**

Spacious hallway with original-style tiled flooring, coved ceiling, understairs storage cupboard, and staircase to the first floor.

### **Double Lounge or Lounge/Dining Room – 8.15m x 3.84m (26'9" x 12'7")**

A bright and spacious through reception room featuring a large bay window, decorative coving, a feature fireplace with a log burning stove, and attractive new flooring. Offering ample space for both living and dining furniture, creating an ideal area for entertaining and family life.

### **Kitchen / Breakfast Room – 4.67m x 3.58m (15'4" x 11'9")**

Fitted with a range of brand new base units with complementary work surfaces, incorporating new flooring, overhead extractor, five-ring gas hob, integrated dishwasher, and matte white composite sink. Space for informal dining.

### **Utility Room – 2.49m x 2.06m (8'2" x 6'9")**

Useful utility space with plumbing for a washing machine and housing the gas central heating boiler.

### **Lean-To Store**

Additional storage area



**First floor:**

**Landing**

Providing access to all first-floor accommodation.

**Bedroom One – 4.80m x 3.68m (15'9" x 12'1")**

Generous double bedroom with a bay window allowing plenty of natural light.

**Bedroom Two – 3.73m x 3.18m (12'3" x 10'5")**

Well-proportioned double bedroom overlooking the rear.

**Bedroom Three – 3.73m x 2.29m (12'3" x 7'6")**

Versatile bedroom with built-in storage cupboard and access to the adjoining dressing room.

**Dressing Room / Home Office – 2.51m x 2.01m (8'3" x 6'7")**

Flexible additional space ideal as a dressing room, nursery, or home office.

**Bedroom Four – 2.90m x 1.68m (9'6" x 5'6")**

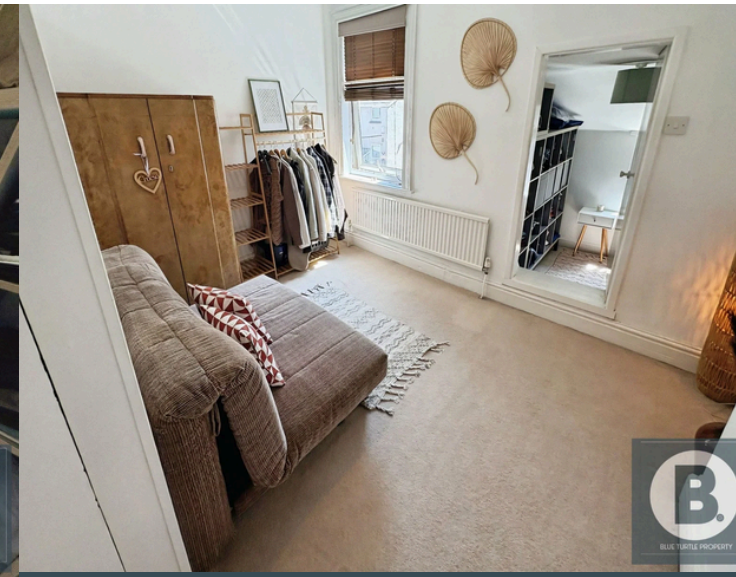
Single bedroom suitable for a child's room, study, or hobby room.

**Family Bathroom - 2.31m x 1.80m (7'7" x 5'5")**

Fitted with a panelled bath with a shower over, a pedestal wash hand basin, WC, and a heated towel radiator.



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## Externally:

**Front** - Externally, the property continues to impress. To the front is a small patio area with a mature tree and potted plants, creating a welcoming approach to the home.

**Back** - The rear garden offers a seating area and decking space, ideal for outdoor dining and relaxing, with further access to a rear alleyway. The garden also provides space for future BBQ use, storage, and is designed to be low maintenance and easy to manage, making it both practical and enjoyable. With the addition of fairy lights to have a lovely dim light evening in garden.





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## **SERVICES/ DISCLAIMER-**

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Total floor area: 136.4 sq.m. (1,468 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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		