

**50 CHERRY TREE LANE, UPPER COLWYN BAY, LL28 5YH**



**OFFERS IN THE REGION OF £385,000**



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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this immaculately presented 4 bedroom detached house with well laid out, excellently maintained accommodation located in the sought after area of Upper Colwyn Bay, close to the popular Ysgol Pen Y Bryn primary school. Having been recently been updated by its current owners, with a refitted kitchen and utility room, this stunning property offers large open living accommodation and 4 double bedrooms, ideal for larger families and is ready to walk in to and enjoy. Set in a quiet position, within easy reach of a host of amenities and attractions, including the school, popular local pub/restaurant, the Welsh Mountain Zoo and the local village shop and takeaway. This fantastic location offers something for everyone and the elevated position of Upper Colwyn Bay offers some stunning views and scenic walks right on your doorstep, whilst still being in easy reach of the neighbouring towns, the A55 and the local buses and trains.





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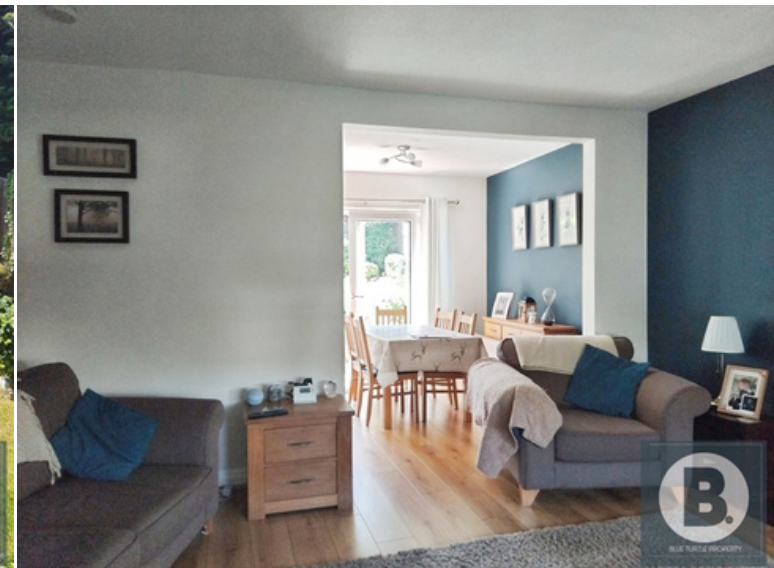
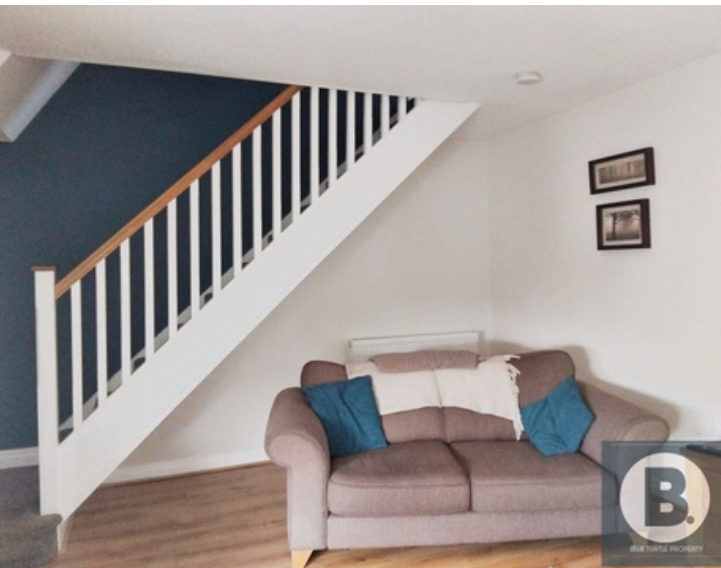


Location - The property is situated in this sought after area of Upper Colwyn Bay. The property is close to the popular local primary school Ysgol Pen Y Bryn, the busy local pub/restaurant, the village shop and takeaway and is near a bus route and the main railway station at Colwyn Bay is a mere 5 minute drive away. Located within easy reach of Colwyn Bay and Llandudno, and offering easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. There are some fantastic, scenic walks right from the doorstep and a supermarket and medical centre also very close by .

Tenure- Freehold

EPC - D

Council Tax Band- E as on voa.gov.uk





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Accommodation comprises;

Entrance - ( 1.3m x 1.7m) Front door opening porch area, radiator, door through to lounge

Cloakroom - ( 1.5m x 0.9m) W.C, wash hand basin, window to front aspect, towel rail radiator

Lounge - (5.2m x 4.3m) Double glazed window to front aspect, 2 radiators, fireplace with electric fire, wood laminate flooring, stairs to first floor, open through to dining area

Dining area - (2.5m x 2.8m) Radiator, wood laminate flooring, double glazed patio doors to rear gardens, door to kitchen





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Kitchen - (4.9m x 3m) Window to rear aspect, single drainer ceramic sink with mixer tap, range of wall and base units with complimentary worktops, integral double oven , 5 ring gas hob with extractor hood over, integral dishwasher, radiator, breakfast bar area, radiator, tiled floor

Utility Room - (2.8m x 2.4m) Plumbing for washing machine, space for tumble dryer, worktop space, built in storage wall units, Baxi boiler housed in cupboard, tiled floor carpeted





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First Floor - Stairs off the lounge to first floor and landing, loft hatch with pull down ladder, airing cupboard and radiator, carpeted, doors off to:

Bedroom 1- (4.15m x 3.05m) Window to front aspect, fitted cupboard, radiator, carpeted

Bedroom 2 - (3m x 3.3m) Window to rear aspect, radiator, fitted cupboard, carpeted

Bedroom 3 - (2.7m x 2.68m) Window to rear aspect, radiator, carpeted

Bedroom 4 - (3.8m x 2.7m) Window to front aspect, radiator, fitted cupboard, carpeted

Bathroom - (1.96m x 2.17m) L-shaped bath, electric shower over with waterfall head, shower screen, alcove shelving, built in unit housing hand basin and WC, large light up LED mirror, inset spot lighting, window to rear aspect, towel rail radiator, part tiled walls and floor





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## Exterior

Front - Driveway, lawn area and hedges to side, side gate to access rear gardens, garage with up and over door

Rear - Private rear garden, paved patio area, low maintenance lawn with flower and shrub borders, side access with gate.





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## **SERVICES/ DISCLAIMER-**

MAINS WATER, GAS, 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 AGREEMENT.

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.



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Total floor area: 131.8 sq.m. (1,419 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)



# 50 CHERRY TREE LANE, UPPER COLWYN BAY, LL28 5YH



50 Cherry Tree Lane  
Colwyn Bay  
LL28 5YH



Valid until: 15 January 2028

Property type: House

Total floor area: 96 square meters

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

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

This graph shows this property's current and potential energy rating.