



9 Upland Road
Colwyn Bay LL29 7RH



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£319,500

Beautifully presented dormer style bungalow offering flexible accommodation, stylish interiors and well-designed outdoor space in a sought-after area of Colwyn Bay in an elevated position with partial sea views.

Tenure: Freehold - EPC C - Council Tax: C

Occupying an attractive elevated setting within Colwyn Bay, this immaculately presented dormer bungalow offers spacious, versatile accommodation finished to a high modern standard throughout.

A striking entrance reception hall featuring a vaulted ceiling and an elegant turn staircase rising to the first floor galleried landing.

To the front of the property is a versatile reception room which can serve as a comfortable lounge or third bedroom. Also on the ground floor is a well-proportioned bedroom and a modern shower room fitted with a contemporary suite. Superb open-plan kitchen and living space. The modern kitchen is fitted with an attractive range of units, range cooker, and plumbing for an American-style fridge freezer. Garden room/sun lounge with a further log burning stove, providing an inviting year-round living space filled with natural light.

The first floor reveals an impressive and generously sized principal bedroom with fitted wardrobes and excellent storage. This room is served by a luxurious four-piece ensuite bathroom.



Location

Located within walking distance of Colwyn Bay town centre, Promenade and Eirias Park. Convenient for schools and A55 Expressway.

Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance:

With composite double glazed door leading through to reception hall; 2 column antique style radiators; coved ceiling; UPVC bay window overlooking front; feature turn balustrade and spindle staircase leading up to first floor level; understairs storage cupboard providing ample storage area/or study area if required.

Lounge: 11'1" x 10'2" (3.39m x 3.12)

(This could also be used as a bedroom) cast iron multifuel stove; UPVC double glazed bay window overlooking front with privacy tinted film both to reception hall and lounge ; double panel radiator;

Downstairs Bedroom: 10'3" x 10'8" (3.13m x 3.27m)

UPVC double glazed window overlooking side elevation; coved ceiling; t.v point; radiator.

Shower Room: 7'8" x 6'6" (2.35m x 2m)

Corner steam room style shower with power jets and media system and integrated lighting; vanity wash basin; low level .w.c. fully tiled walls and floor; chrome heated towel rail.

Kitchen/ Diner 22'8" x 11'11" (6.91m x 3.65m)

Large open plan kitchen diner L shaped maximum. Fitted range of modern base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine and space for dryer; plumbing and space for American fridge; features recess fireplace surround housing dual fuel range cooker with canopy extractor hood above; additional circular sink; column radiator; UPVC double glazed window and door leading to rear outside. Built in cupboard housing Worcester boiler for central heating system.



Garden Room/Sun Lounge: 13'8" x 10'2" (4.18m x 3.1m)

With corner log burning stove; t.v point; UPVC double glazed windows and door leading onto rear garden; insulated ceiling.

First Floor:

Landing leading to:

Principal Bedroom: 13'6" x 15'5" (4.13m x 4.71m)

With deep recessed wardrobe along one wall; UPVC double glazed window overlooking rear enjoying views over rooftops to the sea and surrounding hillside.

Ensuite Bathroom: 11'8" x 6'6" (3.58m x 2m)

Roll top bath; corner shower enclosure; vanity wash hand basin; low level w.c.; ladder style heated towel rail.

Outside

Driveway providing ample off-road parking and leading to a large single garage. There is also a useful side potting shed/workshop with through access from front to rear, ideal for storage, hobbies or gardening equipment.

The landscaped rear garden has been thoughtfully designed for ease of maintenance and privacy. Arranged over split levels, it features artificial lawn, gravelled areas and a decking space ideal for outdoor seating and entertaining.

Garden studio/shed with hot tub.

Council Tax Band:

Conwy County Borough Council tax band C



Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Services:

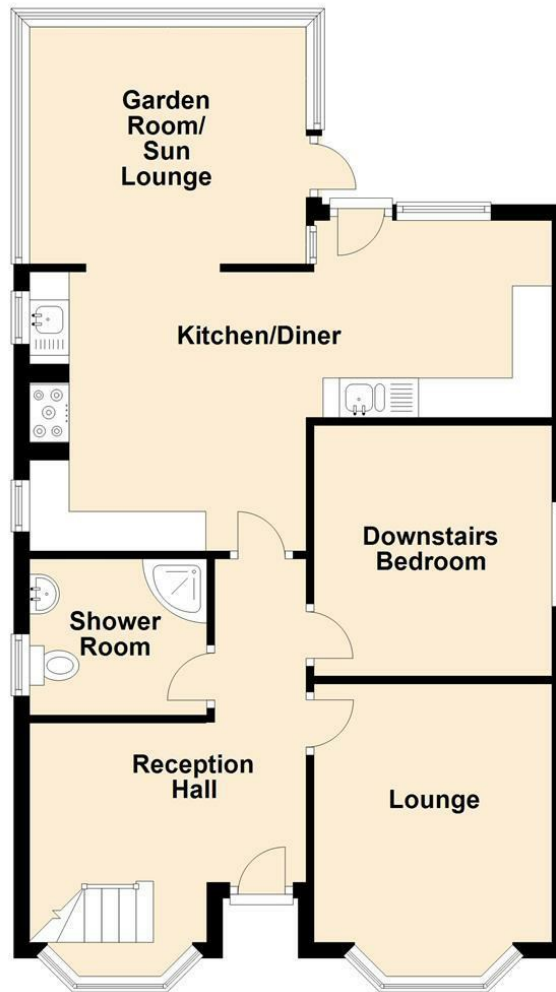
Mains Water, electricity. gas and drainage connected to the property.



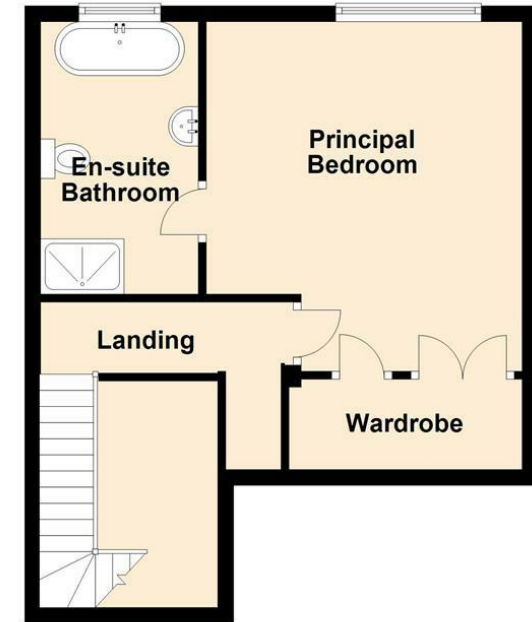
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Ground Floor



First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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