



OLD HIGHWAY, UPPER COLWYN BAY, LL28

OFFERS OVER £695,000

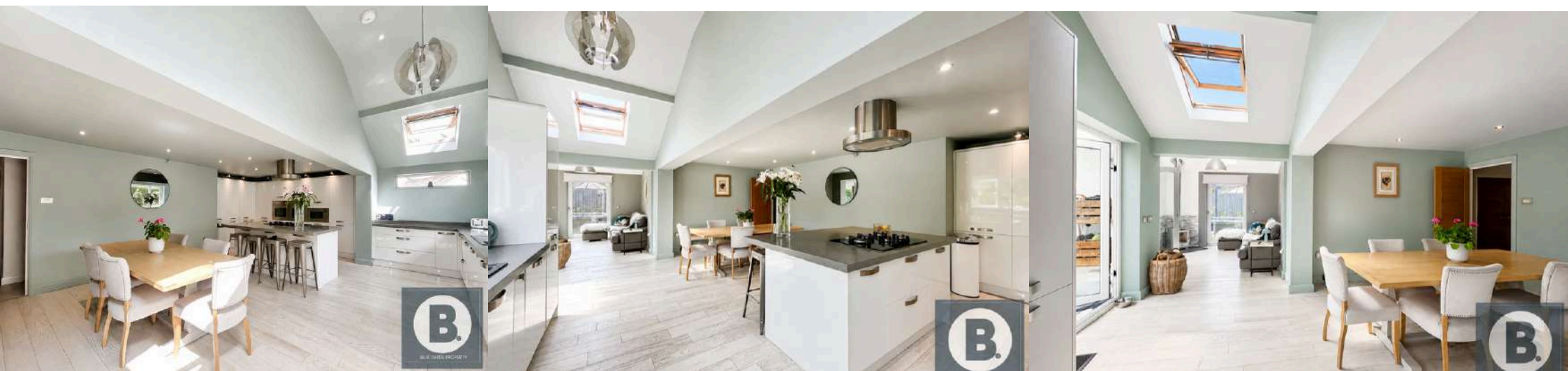


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BLUE TURTLE PROPERTY

An outstanding opportunity to acquire a beautiful five bedrooomed detached residence currently presented as a three double bedroom detached home, complete with a self-contained two-bedroom annex, currently operating as a successful Airbnb, offering excellent income potential or versatile accommodation for multi-generational living. Having been lovingly updated with a noticeable attention to detail throughout, this stunning property needs to be viewed to be truly appreciated. The main house features three generously proportioned double bedrooms, including a superb principal suite with en-suite shower room, spacious and light-filled living accommodation, and well-appointed interiors throughout. The self contained annex offers independent living with two bedrooms, its own kitchen, living space and bathroom, making it ideal as a holiday let, guest accommodation, or for extended family. Externally, the property benefits from an extensive rear gardens, providing a wonderful space for entertaining, family life and outdoor enjoyment. A substantial outbuilding offers further flexibility, suitable for a home gym, studio, workshop or additional storage. To the front, there is ample off-road parking for multiple vehicles.





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Situated in a highly desirable location, the property enjoys convenient access to local amenities, excellent schools, transport links and nearby countryside, making it an ideal family home with the added benefit of an established income stream.

In brief the light and airy accommodation affords: Main House: Steps leading to entrance hallway with built in storage, lounge with separate office space, open plan kitchen/ dining room open through to snug, three double bedrooms (master bedroom with en-suite shower room,) and family bathroom. The annex comprises: Entrance hallway, lounge/ kitchen with doors to private patio area to rear, two bedrooms and shower room.

Location-The property is situated in an elevated location in Colwyn Heights. The property is close to a variety of local schools, restaurants and is near a bus route and the main railway line at Colwyn Bay. 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 walks right from its doorstep, the Welsh Mountain Zoo is mere minutes away and it is close enough for the convenience of the shop, takeaway and pub restaurant in Colwyn Heights.

Tenure- Freehold
Council Tax Band- F



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Main House

Entrance Hallway

Steps lead up to solid wood door giving access to spacious entrance hallway with spotlights to ceiling, built in cloaks storage, engineered oak flooring, radiator, door to stairs leading to lower floor, cupboard housing water cylinder and controls for under floor heating, water and heating.

Lounge—6.25m x 3.75m

Double glazed bay window overlooking front garden and on to views beyond, multi fuel burner with hearth, spotlights to ceiling, two radiators, engineered oak flooring.

Office Space- 2.9m x 1.25m

Double glazed window to front aspect, spotlights to ceiling, engineered oak flooring.

Open Plan Kitchen/ Dining Room- 6.2m x 5.6m

Fitted with a range of high quality gloss wall and base units with complimentary Quartz work surfaces over, 1 1/2 drainer sink with mixer tap, high quality integral appliances including Smeg microwave, two Smeg electric ovens, two fridge/ freezers, dishwasher, five ring hob with fitted extractor over, island offering storage and seating, two velux windows, under counter lighting, spotlights to ceiling, double glazed window looking out on to rear garden, double doors accessing rear garden.

Snug- 3.4m x 4.1m

Doors giving access to rear and side gardens, corner multifuel burner with hearth, two velux windows, spotlights to ceiling, engineered oak flooring.



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Master Bedroom- 4.12m x 3.2m exc built in wardrobe.

Double doors giving access to rear garden with seating and hot tub area immediately to rear, spotlights to ceiling, vertical radiator, fitted wardrobe storage, engineered oak flooring, door through to en-suite shower room.

En-Suite Shower Room 2.6m x 2.25m

Built in wardrobe storage, walk in shower with rainfall shower and shower attachment, vanity wash hand basin with storage under, low level flush w.c, tiled walls, tiled flooring, heated towel rail, under floor heating, spotlights to ceiling, velux window.

Bedroom 2- 3.75m x 3.7m

Double glazed bay window looking out to front garden and to views beyond, built in fitted shelving and hanging space, spotlights to ceiling, radiator.

Bedroom 3 – 3.75m x 3.4m

Double glazed bay window looking out to front garden and to views beyond, spotlights to ceiling, radiator.

Family Bathroom- 3m x 2.4m

Bath with rainfall shower over, vanity wash hand basin with storage under, low level flush w.c, tiled flooring, tiled walls, heated towel rail, spotlights to ceiling.



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Self Contained Annex Accommodation - All On One Level With Secure Gated Side Access.

Entrance Hallway

Access to stairs to main house.

Lounge/ Kitchen- 8.12m x 2.75m

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, kitchen integral oven with four ring hob and extractor over, integral fridge, spotlights to ceiling, radiator.

Bedroom 1 - 3.8m x 2.5m

Double glazed window to front aspect, underfloor heating, spotlights to ceiling, radiator.

Bedroom 2- 2.24m x 3.8m

Double glazed window, underfloor heating, spotlights to ceiling.

Shower Room- 3m x 1.55m

Shower area, pedestal wash hand basin, low level flush w.c, heated towel rail, underfloor heating, tiled walls, tiled flooring, spotlights to ceiling.



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Externally

Private patio area to rear, with steps up to rear garden of main house.

Side

Secure side access.

Front–

External lighting and electrics, driveway providing ample off road parking with area laid to lawn and planted borders. Access through front door to under house utility and storage rooms.

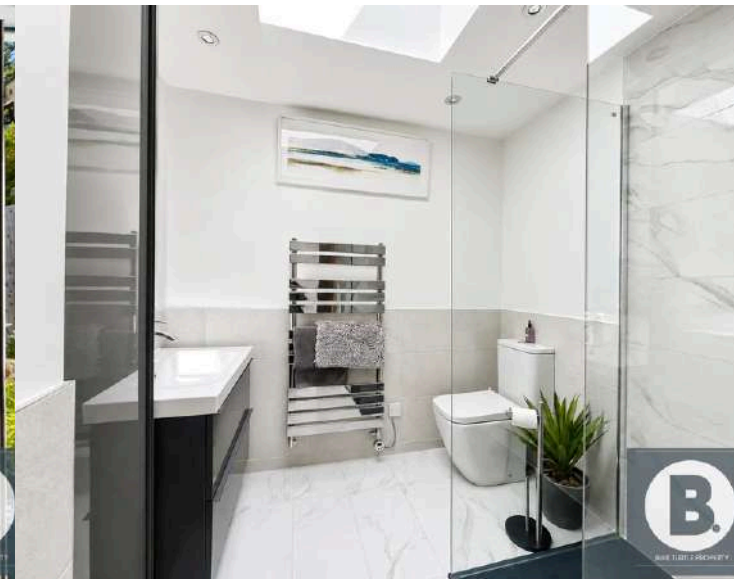
Rear–

The beautifully landscaped garden is thoughtfully arranged, creating various wonderful spaces for both relaxing and entertaining. Stepping out from the kitchen, you'll find a wooden deck with external lighting, leading onto a paved area.

The garden features a hot tub area, a stylish seating area with lighting, a well-maintained lawn bordered by mature planting, and a charming flowering pergola complete with external power. There is also a practical BBQ preparation area and an abundance of established shrubs and plants. A few steps lead up to a raised decked area ideal to sit and enjoy the tranquillity, with power points, alongside a log store and a small paddock to the rear, currently used to house chickens. Also to the rear is a stone built shed and versatile external home office/games room, fitted with lighting, heating and power, three double-glazed windows, making it an ideal space for home working, hobbies, or leisure.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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