



NORCLIFFE AVENUE, OLD COLWYN

OFFERS OVER £275,000



# NORCLIFFE AVENUE, OLD COLWYN



Blue Turtle Property are delighted to offer for sale this fantastic three bedroom, characterful property set in this quiet cul de sac position and is for sale with no onward chain. This unique opportunity is a work in progress, giving the new owner a say in the changes to be made. Having the charm of an older property yet with the refurbishment being carried out to suit modern living, making the most of the private position and ensuring the finished product allows for the most light throughout.

Planned changes include external work, an addition of an extra parking space, replacement of windows, new bathroom, new kitchen, addition of bifold doors, picture window and velux window to the kitchen/ dining room. Please contact Blue Turtle Property for further information.

Early viewing is essential.

Location-The property is situated in this sought after area in Old Colwyn. 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 just a stones throw away.

**Tenure-** Freehold

**Council Tax Band-** C as on voa.gov.uk



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**Ground Floor**  
**Entrance Hallway**

**Lounge**  
**4.87m x 3.85m (16'0 x 12'8")**  
**Kitchen/ Dining Room**  
**Dining Area/ Snug 2.27m x 2.04m (7'5 x 6'8 )**  
**Kitchen Area 4.85m x 3.89m (15'11 x 12'9 )**

**First Floor**

**Landing**

**Master Bedroom**

**4.88m x 4.03 (16'0 x 13'3 )**

**Bedroom 2**

**2.55m x 2.16m (8'4 x 7'1 )**

**Bedroom 3**

**3.01m x 2.59m (9'11 x 8'6 )**

**Family Bathroom**

**Externally**

**Front**

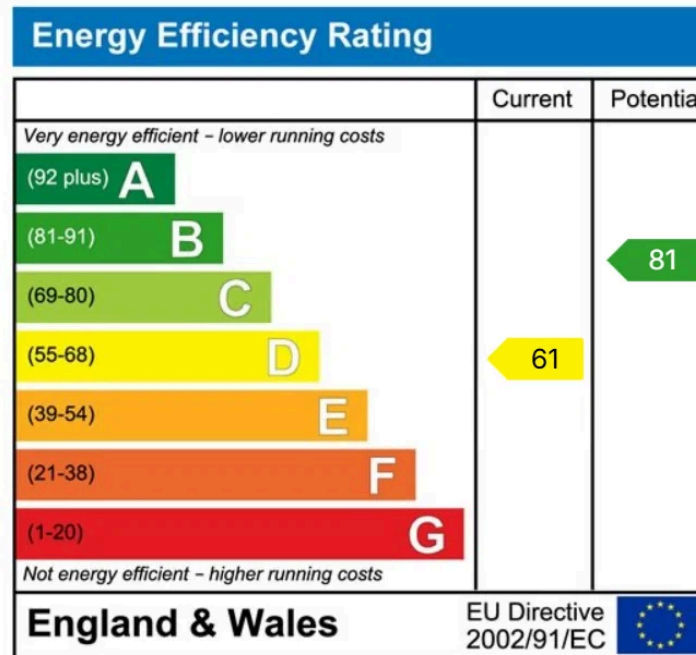
**Off road parking to front.**

**Rear**

**Low maintenance garden with walled boundaries to rear.**



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## **SERVICES/ DISCLAIMER-**

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