



Windy Ridge Hafodty Lane  
Colwyn Bay, Conwy LL28 5YN

Asking Price **£459,950**





A quite exceptional FAMILY SIZED BUNGALOW of generous proportions extending to some 1872 sq. feet, all in well presented order and ready to walk into. The bungalow is set well back from a country lane approached by its own long driveway with plenty of room for car parking and especially for those having a motor home, caravan or boat. The property stands in the middle of a large plot where there are distant views from the rear garden to the Conwy Mountains. The accommodation briefly affords PORCH, LONG HALLWAY, LARGE 22' LOUNGE, LARGE 23' DINING LIVING ROOM, EXCELLENT FITTED KITCHEN BREAKFAST ROOM 16' x 12; INNER HALL to FAMILY BATHROOM, 3 DOUBLE BEDROOMS, the main bedroom having a MODERN EN SUITE BATHROOM. The property is Gas Centrally Heated and the windows Double Glazed. Of particular note is the high and large loft space providing excellent potential to convert into further rooms, in particular a studio room overlooking the distant views, subject to planning. The bungalow is not far from Ysgol Pen-y-Bryn and a short drive to the A55 at the West End. Energy Rating D66 Potential B82 Ref CB7160



### Entrance Porch

Double glazed front door and glass panel above depicting the property name leading into the Porch, double glazed inner door

### Long Hallway

Central heating radiator, half moon glazed windows on both walls allowing extra light into the two reception rooms, archway at the end to the Inner Hall.

### Impressive Lounge 22'8 x 15'6 (6.91m x 4.72m)

Parquet flooring, 4 double glazed windows, Minster stone fireplace and wood burner, 2 central heating radiators

### Dining Living Room 23'4 x 10'7 (7.11m x 3.23m)

Parquet flooring, double glazed window, central heating radiator, tiled open coal fireplace, arched alcoves either side

### Excellent Fitted Kitchen Breakfast Room 16'7 x 12'3 (5.05m x 3.73m)

Stainless steel sink unit, range of oak base cupboards and drawers with grey beige design work top surfaces, 2 double glazed windows and back door, coved ceilings and inset ceiling lighting, plumbing for dishwasher built in fridge and freezer, 6 ring gas fired cooking range in tiled alcove

### Utility Room 12'9 x 7'3 (3.89m x 2.21m)

Cream base cupboards and drawers with wood strip work top surfaces, stainless steel sink unit, plumbing for washing machine, central heating radiator, larder cupboard

### Family Bathroom 9'6 x 8'4 (2.90m x 2.54m)

Panel bath, vanity wash hand basin, w.c, double shower cubicle and unit, heated towel radiator, upvc walls, double glazed, inset ceiling lighting

### Master Bedroom 15'5 x 10'2 (4.70m x 3.10m)

Double glazed window, central heating radiator, parquet flooring

### En Suite Bathroom 8'6 x 6'3 (2.59m x 1.91m)

Panel bath, vanity wash hand basin, w.c, double glazed, grey half tiled walls, flooring in grey tiles, coved ceilings

### Bedroom 2 14'6 x 12'4 (4.42m x 3.76m)

Coved ceilings, parquet flooring, central heating radiator

### Bedroom 3 20'9 x 10'9 (6.32m x 3.28m)

Dado rail, parquet flooring, double glazed, central heating radiator

### Outside

The property is approached by a long driveway through ranch style gates. At the end of the drive is a base for a motor home or caravan. The drive extends to the bungalow where there is extensive parking and space for a garage. The drive surrounds the centre grass lawn. Side path and gate to the rear garden. Steps up to the gravel pathway where there are lawns either side. Raised decking platform, Greenhouse, fruit trees. At the bottom of the garden is a useful Timber Workshop and a corrugated and block Garden Store

### AGENTS NOTE

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	B	B
66	66	D	D

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