

Oakwood, 65 Oak Drive, West End, Colwyn Bay, LL29 7YP

Asking Price Of £525,000



Anthony Flint

property consultants



DESCRIPTION

Located in a much sought after area of the West End of Colwyn Bay with easy access to the local schools including Rydal Penrhos, shops, A55 expressway between Chester and Holyhead and transport links to the nearby Colwyn Bay town and Victorian seaside resort of Llandudno. This individually designed family home enjoys lovely views over Colwyn Bay towards the coastline and offers spacious, versatile accommodation over two floors. Benefitting for double glazing and central heating, the accommodation affords entrance vestibule, hallway with cloakroom and ground floor bedroom with en suite. To the first floor, the lounge, dining room and office/snug/bed 4 provide access onto the balcony, dining kitchen with utility room, principal bedroom with dressing area and en-suite shower room, additional double bedroom and bathroom. To the outside there is ample driveway parking leading to the integral double garage and lawned tiered garden to the rear.

ENTRANCE

Covered entrance, timber door with glazed panel.

VESTIBULE

7' 09" x 3' 10" (2.36m x 1.17m) uPVC double glazed window to front elevation with sea views, radiator, coved ceiling, decorative tiled flooring. Internal door to:

ENTRANCE HALL

12' 01" x 9' 10" (3.68m x 3m) Coved ceiling, wood effect laminate flooring, radiator, turned stairway to first floor, access to garage.

CLOAKROOM

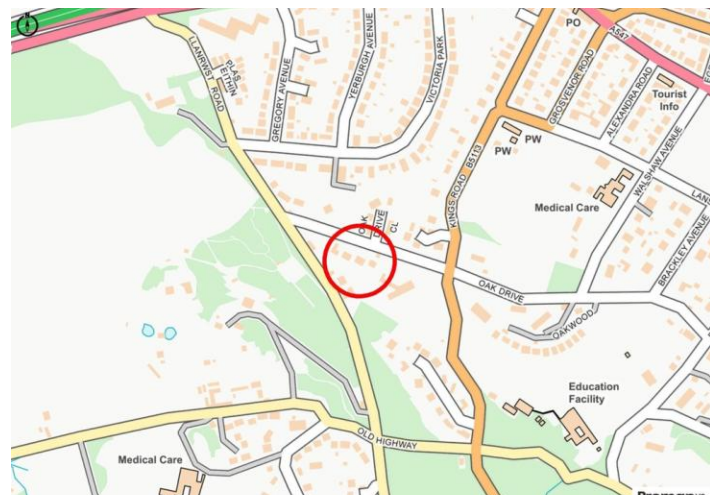
6' 08 max" x 3' 09" (2.03m x 1.14m) uPVC double glazed frosted window to front elevation, two piece suite comprising of pedestal wash hand basin and low flush w.c., part tiled walls with border tile, complimentary ceramic tiled flooring, coved ceiling, radiator.

GROUND FLOOR BEDROOM (2)

16' 05 max into bay excl alcove" x 11' 06" (5m x 3.51m) uPVC double glazed box bay window to front elevation with views over Colwyn Bay and the sea, additional uPVC double glazed window to side, coved ceiling, radiator.
Access to:

EN SUITE SHOWER ROOM

8' 09" x 3' 08" (2.67m x 1.12m) uPVC double glazed frosted window to side elevation, fully tiled walls with occasional motif tile, complimentary ceramic tiled flooring, shower cubicle with Mira shower fitment, pedestal wash hand basin and low flush w.c., extractor fan, shaver point, radiator.





FIRST FLOOR GALLERIED LANDING

Coved ceiling, radiator, built in cupboard, built in airing cupboard with shelving, wood effect flooring, radiator.

LOUNGE

19' 08" x 12' 10" (5.99m x 3.91m) uPVC double glazed French style opening doors and side windows onto front balcony to enjoy lovely views over Colwyn Bay towards the coastline, additional uPVC double glazed window to side elevation, decorative coved ceiling, ceiling roses, three wall light points, radiator, decorative fire surround with marble effect hearth and back plate and inset coal effect gas fire, telephone and television points, wood effect flooring.

DINING ROOM

13' x 9' 02" (3.96m x 2.79m) uPVC double glazed door with two uPVC double glazed windows to either side onto front balcony with views over Colwyn Bay and towards the sea, coved ceiling, ceiling rose, radiator, continuation of wood effect flooring.





KITCHEN/DINING ROOM

23' 09" x 12' 08" (7.24m x 3.86m) uPVC double glazed window and uPVC double glazed French style doors overlooking rear garden, fitted with a range of wall, base and drawer units including glazed display cabinets and central island with matching work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, space for range cooker with extractor fan over, space for fridge freezer, inset spot lighting, coved ceiling, tiled splash backs, ceramic tiled flooring extending into dining area with additional uPVC double glazed window to side elevation, radiator, coved ceiling.

UTILITY ROOM

8' 11" x 5' 06" (2.72m x 1.68m) uPVC double glazed window and door leading to rear garden, fitted with base and wall units with complimentary work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, tiled splash backs, continuation of ceramic tiled flooring, space for washing machine.

BEDROOM 4 /OFFICE / SNUG

11' 11" x 7' 08" (3.63m x 2.34m) Two uPVC double glazed windows to front elevation with views over Colwyn Bay and the sea, uPVC double glazed door to side leading onto balcony, television and telephone points, radiator, coved ceiling, wood effect flooring.

BEDROOM 1

17' 02 max into bay excl dressing area" x 11' 08" (5.23m x 3.56m) uPVC double glazed box bay window to front elevation with views over Colwyn Bay and the sea and North Wales coast beyond, additional uPVC double glazed window to side elevation, coved ceiling, radiator, television and telephone points, walk in dressing area with fitted wardrobes.

EN SUITE

8' 01" x 5' 09" (2.46m x 1.75m) uPVC double glazed frosted window to side elevation, fully tiled walls with decorative border tile, complimentary ceramic tiled flooring, shower cubicle with sliding glazed door and Mira shower, pedestal wash hand basin, low flush w.c., extractor fan, shaver point, traditional style heated towel rail.







BEDROOM 3

12' 09" x 9' 08" (3.89m x 2.95m) uPVC double glazed window to rear elevation overlooking rear garden, coved ceiling, radiator.

BATHROOM

8' 10" x 6' 08" (2.69m x 2.03m) uPVC double glazed frosted window to rear, fitted with a four piece suite in white comprising bath with shower taps, pedestal wash hand basin, low flush w.c., corner shower cubicle with shower fitment and curved sliding doors, fully tiled walls, complimentary ceramic tiled flooring, extractor fan, shaver point, traditional style heated towel rail.

EXTERNALLY

Front - driveway owned by No. 65 with right of access over the driveway for access for No. 67. Lawned area and paved seating area. Steps lead up to the rear decked area with courtesy lighting and outside tap.



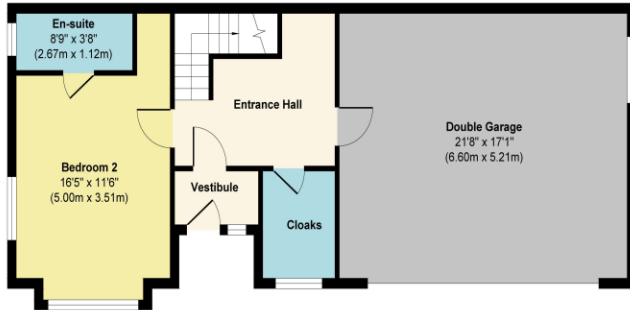
Side - seating area with balustrading to enjoy views over Colwyn Bay and towards the sea.

Rear - Steps leading up to tiered garden with lawned areas, garden shed, fenced and hedge boundaries, stunning views from top.

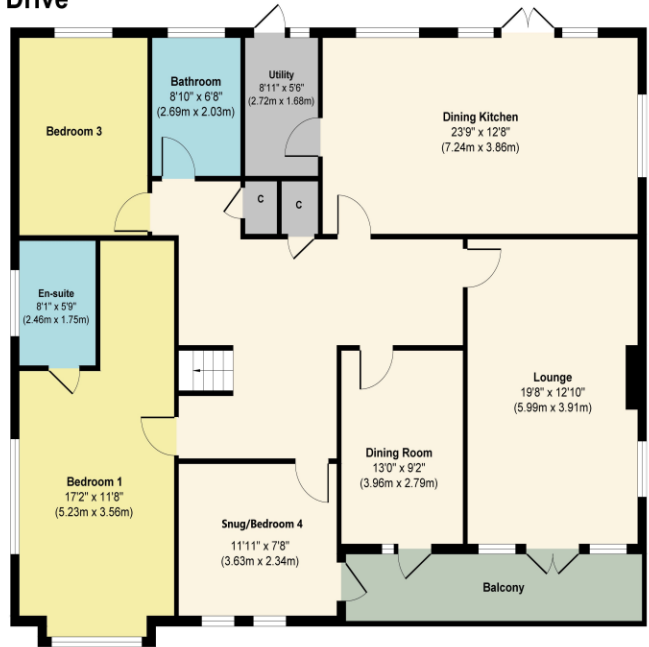
DOUBLE GARAGE
21' 08" x 17' 01 approx" (6.6m x 5.21m) Up and over door, window to side elevation, power and light, water for washing machine, floor mounted Worcester central heating boiler (installed in October 2019). RB 29/04/2021



65 Oak Drive



Ground Floor
Approximate Floor Area
396 sq. ft
(36.78 sq. m)



First Floor
Approximate Floor Area
1643 sq. ft
(152.63 sq. m)



Approx. Gross Internal Floor Area 2039 sq. ft / 189.41 sq. m

Not to Scale. For illustration purposes only.
Produced by Elements Property

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. . We are informed by the vendors that the Council Tax Band is Band G.

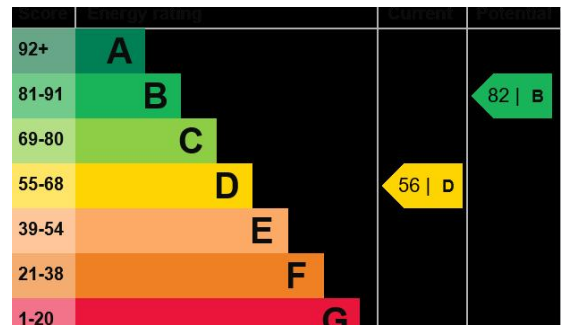
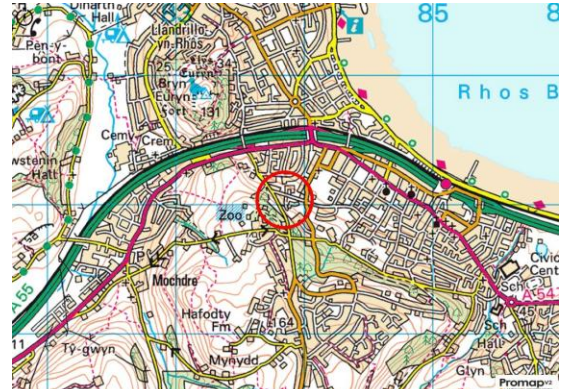
Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations.

Anthony Flint 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements