17 Bryn Heulog, Old Colwyn, Colwyn Bay, LL29 9NY

£235,000
2 Reception - 4 Bedroom - 1 Bathroom
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A Detached Four Bedroom Split Level Home occupying an elevated position enjoying superb views over the open hills, the Bay of Colwyn and towards Llandudno Great Orme. The local village shops and schools are nearby with regular bus services into Colwyn Bay town centre and a short distance from the North Wales A55 Expressway for commuting purposes.

VIEWING ESSENTIAL TO APPRECIATE THE POSITION OF THIS PROPERTY

The accommodation comprises: entrance vestibule; reception hall with door to the integral garage; bedroom four; utility room and ground floor w.c. Open tread stairs lead to the main bedroom area with three bedrooms and bathroom. Stairs lead from the landing to the main living areas with dining area; lounge with doors opening onto the balcony with glass balustrade from which to enjoy the superb far reaching views towards the sea and hills; modern fitted kitchen-breakfast room with a range of integrated appliances. Outside driveway-parking leads to the integral double garage; front garden with lawn and mature trees; rear garden which is laid over three levels with lawns, flower beds and patio area.

The accommodation comprises:

**OPEN TREAD STAIRS**
To main bedroom area.

**DOUBLE ASPECT PRINCIPAL BEDROOM**
4.58m x 3.96m (15'0" x 13'0") Fitted wardrobes and cupboard storage, knee hole dressing table and bedside cabinets with fitted window seat from which to enjoy the views over the bay to Llandudno Great Orme, radiator.

**BEDROOM 2**
3.63m x 2.46m (11'11" x 8'1") Plus door recess, radiator, view over the rear garden.

**BEDROOM 4**
2.53m x 2.34m (8'4" x 7'8") Radiator.

**UTILITY**
Fitted wall cupboards, round edge worktop surfaces, Belfast sink, plumbing for an automatic washing machine, radiator, ceramic tile floor, upvc double glazed door to side.

**ENTRANCE VESTIBULE**
Tiled floor, glazed door to the:

**RECEPTION HALL**
Radiator, door to the integral garage.

**W.C.**
Low flush w.c., ceramic tiled floor.

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Low flush w.c., ceramic tiled floor.
BEDROOM 3
3.39m x 2.45m (11'1" x 8'0") Radiator, built-in storage, view over the rear garden.

FULLY TILED BATHROOM
Three piece white suite comprising: panelled bath with overbath shower and folding screen, inset vanity wash hand basin with storage cupboards, low flush w.c., vanity mirror and lights, shaver point, chrome towel radiator, boiler cupboard, slate effect tiled floor.

OPEN TREAD STAIRS
From the landing lead to the:

OPEN DINING AREA
2.61m x 2.61m (8'7" x 8'7") Plus open stairway, radiator.

LOUNGE
4.68m x 4.30m (15'4" x 14'1") Overmantle with hearth and inset gas fire, radiator, full length fixed upvc double glazed window and sliding door to the:

BALCONY
Timber handrails with inset glass balustrades allowing superb open views across the hills, the Bay of Colwyn and to Llandudno Great Orme.
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**KITCHEN-BREAKFAST ROOM**
4.25m x 2.08m (13'11" x 6'10") Range of wall, base and drawer units in high gloss cream with brushed steel handles, wood block effect worktop surfaces with inset 1½ bowl sink and mixer tap, integrated appliances including double oven, four ring gas hob and extractor hood, dishwasher and fridge freezer, tiling between the units.

**OUTSIDE**

**DRIVEWAY-PARKING**
To the:

**INTEGRAL GARAGE**
4.89m x 4.31m (16'1" x 14'2") Up and over door, power and light, meters.

**FRONT GARDEN**
Lawn, mature trees, paved walkways and steps round to the:

**GOOD SIZE REAR GARDEN**
Laid over three levels with lawns, flower beds, paved and stepped pathways, lovely views can be enjoyed from the top of the garden.

**VIEW FROM GARDEN**

**TENURE**
The property is held on Freehold tenure.

**COUNCIL TAX**
Council Tax Band is E - obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

Ref: V2864 - 070415 / 070716
DIRECTIONS:
From our Rhos on Sea office turn right onto the promenade and proceed in the direction of Colwyn Bay passing the pier on your left. At the end of the promenade bear right underneath the A55 into Cliff Gardens and continue into Wynnstay Road. At the top turn left onto the A547 (Abergele Road) and first right into Kings Road. Go straight across at the junction into Peulwys Road and Bryn Heulog is the first turning on the left, No.17 is on the left hand side.

RHOS ON SEA OFFICE OPENING HOURS
Monday - Friday: 8.30am to 5.30pm
Saturday: 8.30am to 4.00pm
Sunday: 12.00 to 3.00pm

We will be pleased to arrange a viewing of this Home
01492 875125 or 01492 544551
e mail: rhos@bdahomesales.co.uk