

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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**AUCTIONEERS
●
ESTATE AGENTS**

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Please contact Rhos-on-Sea Office



£219,950

4 Ael Y Bryn Road, Colwyn Bay, LL29 7HD

A Most Attractive 'Arts and Crafts' Grade Two Listed Detached Three Bedroom Home being situated in a conservation area and conveniently placed for local schools, shops and access to the North Wales A55 Expressway.

The property has been extremely well maintained by the present owner with accommodation comprising: open porch; reception hall; lounge; dining room; kitchen; two piece cloakroom. A staircase from the reception hall lead to the first floor; principal bedroom with fitted bedroom furniture; two further bedrooms and fully tiled bathroom. The property benefits from gas central heating. Outside steps lead down to the front garden; rear lawned garden; cellar rooms including utility area and workshop. A shared access leads to parking area and detached garage.

INTERNAL VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THIS PROPERTY

www.bdahomesales.co.uk

4 Ael Y Bryn Road, Colwyn Bay, LL29 7HD

The accommodation comprises:

OPEN PORCH

Tiled step, oak front door to the:

RECEPTION HALL

Side window, oak floorboards, radiator, under stairs cloaks cupboard.

LOUNGE

4.47m x 3.64m (14'8" x 11'11") Secondary glazed window overlooking the rear, feature fireplace with open grate, dado rail, two wall light points, glazed doors onto front patio, two radiators.



Double Aspect DINING ROOM

3.62m x 3.32m (11'11" x 10'11") Feature cast iron fireplace, radiator.



KITCHEN

4.38m x 2.71m (14'4" x 8'11") Range of wall, base and drawer units with cornices and open shelves, matching dresser with basket storage, worktop surfaces with 1½ bowl sink with mixer tap, Range style cooker with electric oven and grill, 5 ring gas hob, chimney extractor hood, integral dishwasher, tiling in between the worktops, inset microwave, radiator, attractive terracotta floor tiling.



Opening to the:

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INNER HALL

Door to the front garden.

CLOAKROOM

Wall mounted wash hand basin and w.c., floor tiling, downlighters, timber panelling to dado height.

A turned staircase from the reception hall leads to the:

HALF LANDING

Window, feature alcove display.

FIRST FLOOR LANDING

Shelved storage cupboards, access to loft.

PRINCIPAL BEDROOM

4.47m x 3.66m (14'8" x 12'0") Including fitted wardrobes with matching drawer units and dressing table, dimmer switch, distant sea views, radiator.



BEDROOM 2

3.63m x 3.32m (11'11" x 10'11") Downlighters, oak flooring, radiator.



BEDROOM 3

2.72m x 2.10m (8'11" x 6'11") Oak flooring, distant sea views, radiator.

FULLY TILED BATHROOM

Bath with overbath 'rain head' shower and screen, pedestal wash hand basin and w.c., ladder style radiator, downlighters, complimentary tiled floor.

OUTSIDE

Wrought iron gate and steps lead to the:

FRONT GARDEN

Lawn with flowering planted borders, raised rockery garden.



Pathways lead to the:

REAR GARDEN

Lawn and seating area, pergola with established climbers.



Shared access to:

PARKING

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GARAGE

5.64m x 3.78m (18'6" x 12'5") Remote up and over door, power and light, side door.

USEFUL CELLER

Plumbing for an automatic washing machine, sink, gas central heating boiler, access to storage area and workshop.

TENURE

The property is held on freehold tenure.

COUNCIL TAX

Council Tax Band Year 2013-2014 is E obtained from www.conwy.gov.uk

Ref: V1470 150413

DIRECTIONS:

From our Rhos on Sea office turn right onto the promenade and follow the road in the direction of Colwyn By. Turn right onto Marine Road (by the Princes Court flats) and proceed under the A55 and at the crossroads proceed straight across into the continuation of Marine Road. At the roundabout turn left and first right into Coed Pella Road. Ael y Bryn Road is the last turning on the left towards the top of the road. No.4 will be found on the left hand side.

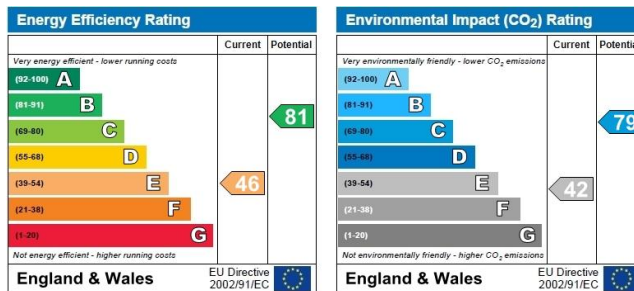
RHOS ON SEA OFFICE OPENING HOURS

Monday - Friday: 8.30am to 5.30pm

Saturday: 8.30am to 4.00pm

Sunday: 12.00 to 3.00pm

Ref: 1470



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: rhos@bdahomesales.co.uk

