

Anthony Flint

property consultants



**No.6 Iola Drive,
off Queens Drive, Old Colwyn
Conwy
LL29 9DN**

**Asking Price Of
£160,000**







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No.6 IOLA DRIVE, OFF QUEENS ROAD, OLD COLWYN, CONWU, LL29 9DN.

A very neat and tidy link- detached 2 double bedroom bungalow, situated within a small cul de sac development of similar properties, set around a 'green' and just of Old Colwyn Village centre. Located within a mile radius of The Promenade & Beach, the shopping centre of the village which includes Co-Op and Aldi stores together with Butches, Bakery, a selection of Take Aways, plus Doctors Practice & Pharmacist and Local Bus Routes.

The property is linked only by the roof construction and benefits from both uPVC double glazing and gas fired central heating, plus has a large unused loft space which has great potential for conversion subject to the relevant planning and building regulation consents.

Externally there is a small formal garden area with lawn and side borders, a side block paved drive for one car, to the rear is a South facing garden with central lawn, patio area, established shrubs and timber shed.

ENTRANCE PORCH 5'3" x 4'2" radiator, meter cupboard, fitted shelving.

LOUNGE/DINER 20'7" x 11'4" front aspect with glazing/patio doors overlooking small 'green' opposite with glimpses of the sea and the windfarm, central ornate fireplace, fitted gas fire with central heating back boiler, two radiators.

GALLEY FITTED KITCHEN 9'1" x 5'10" side aspect and uPVC door leads to side pathway, base and wall cupboards, finished with wood block style work surfaces, space for freestanding gas cooker, fridge or washing machine.

BEDROOM ONE 13'1 x 10'10" rear aspect overlooking the garden, extensive range of fitted furniture including the double and two singles robes, knee hole dressing table, end bedside cabinets, radiator.

BEDROOM TWO 10' x 9'2" rear aspect overlooking the garden, fitted combination wardrobes, radiator.

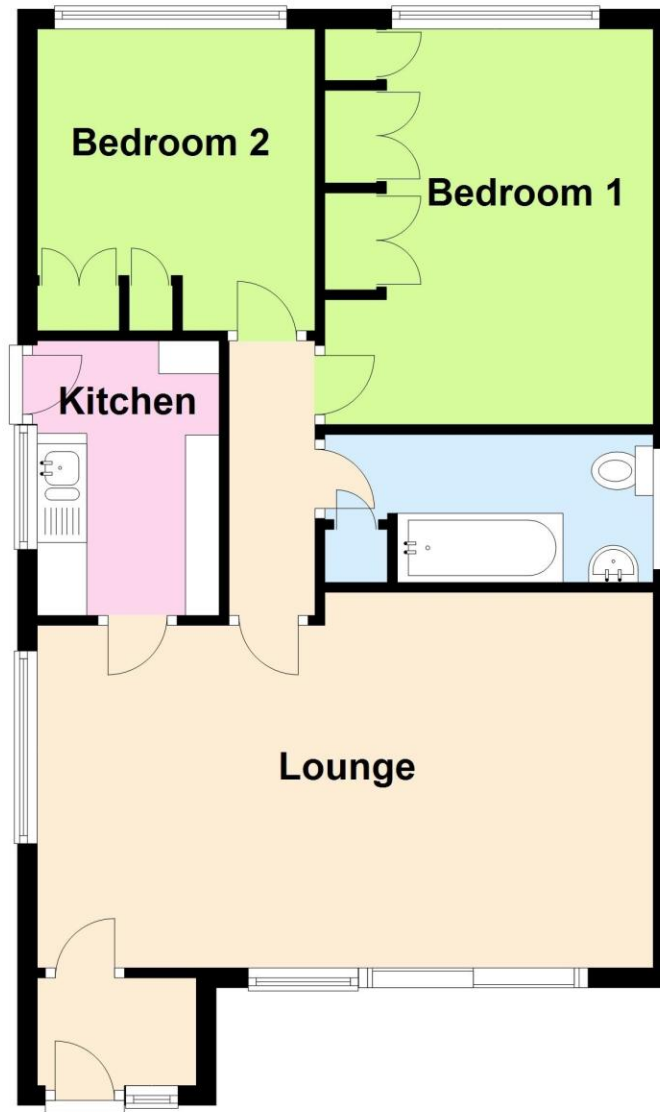
BATHROOM 10'10" x 5' side window with opaque glass, white three piece suite comprising low level w.c. with concealed cistern, vanity unit and panelled bath with mains fed shaver unit and glass screen, radiator, built in Airing Cupboard with insulated hot water cylinder.

AHF 05/02/2021.



Ground Floor

Approx. 61.1 sq. metres (658.2 sq. feet)





Score	Energy Rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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 Conwy County Borough Council.

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 and Funds: 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. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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.

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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