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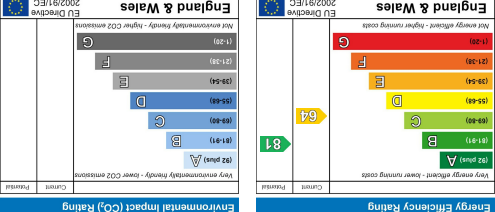
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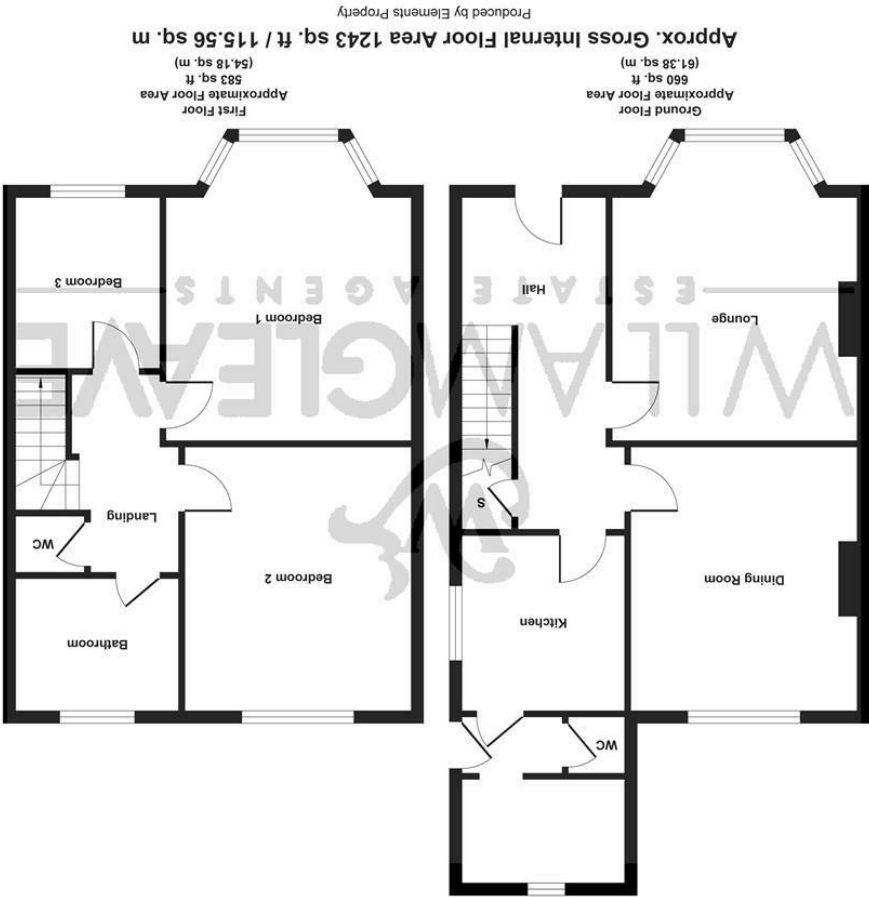
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41 BODELWYDDAN AVENUE, OLD COLWYN

Price £235,000



Set within the quaint village location of Old Colwyn, we are offering for sale this traditional semi detached property that will attract a buyer who is looking for an opportunity to develop and bring this lovely family home back to its former glory. With spacious rooms throughout this charming house has retained many of its original features and in brief comprises of two large reception rooms, kitchen with outbuilding off, three bedrooms, bathroom with separate WC. There is loft access to the roof space which offers scope to extend subject to the relevant planning consent. The rear of the property has an extensive lawned garden enclosed with many attractive established trees and bushes and with a patio seating area. An exiting opportunity to recreate this character home. No forward chain.

ENTRANCE HALL

17'5" x 6'11" (5.32m x 2.11m)

With original Monochrome tiled flooring, under stairs storage cupboard, fitted light, radiator, power points and doors off.

LOUNGE

15'8" x 12'10" (4.80m x 3.93m)

With large bay window to the front, feature fire place, carpet, radiator, fitted ceiling light and power points.

DINING ROOM

13'10" x 11'10" (4.23m x 3.63m)

With large window to the rear, feature fireplace, fitted light, carpet, radiator and power points.

KITCHEN

9'2" x 8'6" (2.81m x 2.61m)

With wall and base units with work tops over, stainless steel sink unit, wall mounted gas central heating boiler, window to the side, fitted ceiling light, vinyl flooring, power points and rear door leading into;

OUTBUILDING AND SEPARATE WC

The out building consisting of window to the rear and with power and light.

STAIRCASE LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

With large hatch allowing loft access which could be converted subject to the relevant planning consent.



BEDROOM ONE

15'7" x 11'10" (4.77m x 3.63m)

With a large bay window to the front, fitted ceiling light, range of fitted wardrobes, carpet, radiator and power points.

BEDROOM TWO

13'3" x 11'10" (4.05m x 3.62m)

With a large window to the rear, fitted ceiling light, carpet, radiator and power points.

BEDROOM THREE

8'11" x 6'10" (2.74m x 2.10m)

With a window to the front, fitted light, carpet, radiator and power points.

BATHROOM

Having a two piece suite comprising of panel bath with shower over, wash hand basin, airing cupboard, obscured glass window to the rear, part tiled walls and vinyl flooring.

WC

With low level WC, vinyl flooring and window to the side.

OUTSIDE

To the front of the property is a concrete driveway with ample parking for more than one vehicle and a further lawned area enclosed by mature shrubs and trees. A concrete pathway to the side of the property allows access to a large rear garden enclosed by mature trees and a concrete patio seating area.

DIRECTIONS

On entering Old Colwyn Village take the right turning just past Aldi onto Bodelwyddan Road, follow the road around the bend. Property can be found on the left hand side.

SERVICES

Mains water, drainage, gas and electric are all believed connected at the property. All services have not been tested by the selling agent.

TENURE - FREEHOLD

COUNCIL TAX BAND - D

