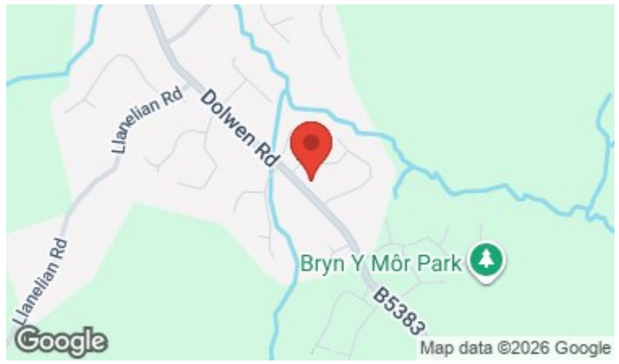
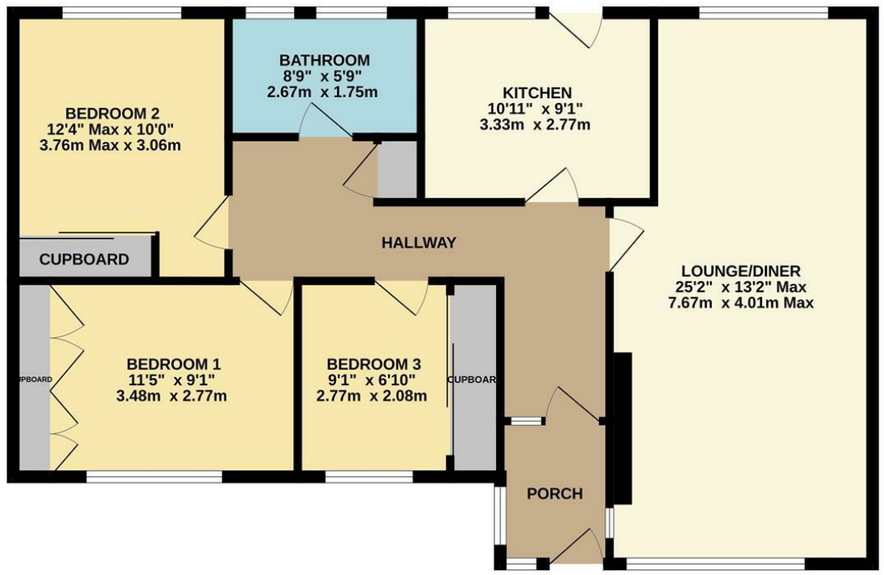
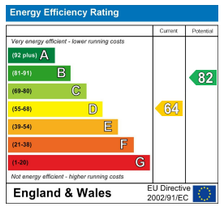


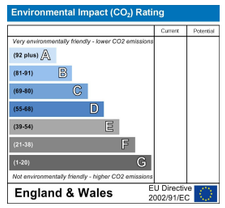


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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P J B
Prys Jones & Booth



35 Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP

Offers invited £280,000

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35 Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP
Offers invited £280,000





Tenure
Freehold

Council Tax Band
E - Average from 01-04-2026 £3,022.34

Property Decsription
Step through the composite double-glazed door with a glazed side panel into the inviting entrance porch adorned with exposed brick and timber cladding. A timber glazed door leads to an inviting L-shaped hallway with coved ceilings, a practical airing cupboard housing the boiler, and access to the loft space.

The lounge diner, bathed in natural light, offers a dual aspect view to the front and rear, featuring coved ceilings. The gas flame fireplace with ornate solid stone surrounds adds a touch of warmth, and the dining area benefits from a serving hatch, making dinner service a breeze.

In the contemporary kitchen, illuminated by downlighting, you'll find a range of wall and floor-mounted units complemented by a stylish brick-tiled splashback. Integrated appliances include an electric oven, microwave oven/grill, a four-ring electric induction hob, a Bosch dishwasher, an undercounter fridge freezer, and a washing machine!

The primary bedroom is thoughtfully fitted with stylish wardrobes and additional storage options by way of matching bedside cabinets, chest of draws and above bed cabinets. If its a view your after then just look out the front window onto a charming view of the nearby horse fields.

The second bedroom, overlooking the rear, features mirrored fitted wardrobes, a convenient hand wash basin, and ample space for freestanding bedroom furniture.

Currently serving as a craft/art room, the third bedroom boasts a mirrored fitted wardrobe and can easily be converted back into a single bedroom.

The partially tiled family bathroom offers a bath, hand wash basin, WC, and a shower cubicle with an electric shower.

Step into the enchanting garden, where a delightful blend of paving stones and stone chippings awaits, embraced by flowerbed borders and secured by charming timber fencing. Descend the steps to a lower tier, unveiling a perfect spot for a timber shed and additional storage—a harmonious blend of practicality and natural allure.

As you approach the front garden, a lush carpet of lawn welcomes you, gracefully bordered by vibrant shrubbery, casting an immediate spell of curb appeal. Follow the useful handrail guiding you to the front door, and discover the captivating rockery that bestows a touch of charm, elevating the character of this welcoming abode.

Additional features include a single garage with a rear storeroom, off-road parking, gas central heating, double glazing, and an outside tap to the rear of the bungalow.

Conveniently situated, this property is a short drive from Old Colwyn's amenities and offers easy access to the A55 for commuting along the North Wales Coast.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge/Diner
25'2 x 13'2 max (7.67m x 4.01m max)

Kitchen
10'11 x 9'1 (3.33m x 2.77m)

Bedroom 1
11'5 x 9'1 (3.48m x 2.77m)

Bedroom 2
12'4 max x 10' (3.76m max x 3.05m)

Bedroom 3
9'1 x 6'10 (2.77m x 2.08m)

Bathroom
8'9 x 5'9 (2.67m x 1.75m)

Garage
21'3 x 10'2 (6.48m x 3.10m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

