



The Coach House & Treetops Nant Y Glyn Road, Colwyn Bay, North Wales LL29 7RD

Auction Guide £180,000

OPEN HOUSE 4 DECEMBER 2023 at 10.30am - The Coach House and Treetops, Nant Y Glyn Road, Colwyn Bay, Conwy, LL29 7RD - Guide Price - £180,000

For sale by unconditional online auction on the 14/12/2023, registration is now open.

Unconditional Lot: Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).



The Coach House - Entrance

Front Porch to

Long Hallway

L shaped hall, Porthole window, 2 central heating radiators

Large Lounge

18'3 x 15'9 (5.56m x 4.80m)

Lovely views over the gardens through the square bay window with porthole windows each side, 2 central heating radiators, coved ceilings, wide opening to the dining room

Dining Room

19'4 x 16'5 (5.89m x 5.00m)

Two double glazed patio doors to garden patio terrace, central heating radiator,

Kitchen

Range of base cupboards and drawers with work top surfaces, stainless steel sink unit, central heating radiator, wall units, electric cooker, built in dishwasher, part tiled walls

Bedroom 1

11'9 x 8'5 (3.58m x 2.57m)

Central heating radiator, double glazed

Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

Central heating radiator, two double glazed windows, double door wardrobe, dressing table

Bedroom 3

8'3 x 5'6 (2.51m x 1.68m)

Double door wardrobe, central heating radiator, double glazed

Ground Floor Bathroom

Panel bath, pedestal wash hand basin, w.c, part tiled walls, double glazed, central heating radiator

Utility Room

Plumbing for washing machine, w.c, wash hand basin, central heating radiator

First Floor

From the rear of the hallway is a spiral staircase that leads upstairs

Bedroom 4

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window, central heating radiator,

En Suite Shower Room

Shower cubicle and unit, pedestal wash hand basin, tiled walls, central heating radiator

Bedroom 5

8'4 x 6'9 (2.54m x 2.06m)

Central heating radiator, double glazed

The Garage Former Coach House Building

38' x 17'7 and a height of 10' (11.58m x 5.36m and a height of 3.05m)

With huge sliding doors, ceiling height of 3.07 metres (10')

Excellent covered parking and work shop. The garage could make additional living accommodation subject to consent. At the end of the drive is a parking area.

The Grounds

To the rear of the Coach House is a paved terrace patio area. The main garden extends along the side sheltered by a high boundary wall along Nant-y-Glyn Road and trees to the other side.

Treetops

Front door off Nant-y-Glyn Road to Hall

Lounge

16'5 x 13'5 (5.00m x 4.09m)

Stone effect fireplace opening, gas point, central heating radiator

Kitchen

10'9 x 10'5 (3.28m x 3.18m)

Stainless steel sink unit, plumbing for washing machine, wall and base cupboards, Worcester gas central heating boiler

Bedroom 1

13'9 x 9'6 (4.19m x 2.90m)

Central heating radiator, laminate flooring

Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)

Central heating radiator

Bedroom 3

7'5 x 5'10 (2.26m x 1.78m)

Laminate flooring, central heating radiator

Bathroom

Panel bath, pedestal wash hand basin, w.c, tiled walls, central heating radiator, double glazed

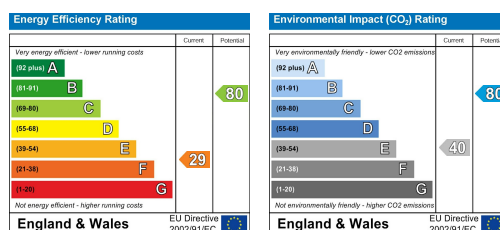
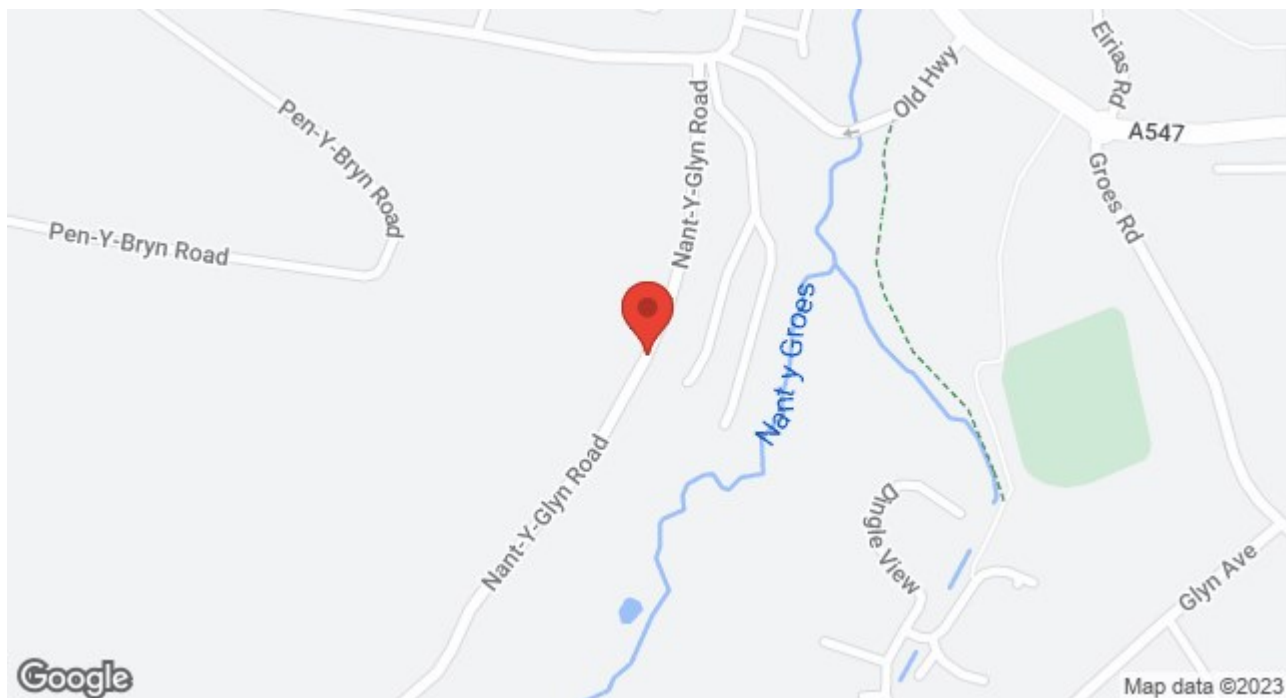
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