

**2 Ael y Broch, Colwyn Bay
North Wales LL29 6DX**



Asking Price £450,000

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Occupying an excellent plot in the cul-de-sac, private at the back, with distant views to the sea a **DETACHED 4 BEDROOM EXECUTIVE HOME** plus a 24' LOFT HOBBIES ROOM. The present owners have appointed and decorated the house to an exceptionally high standard, all ready to walk into and highly recommended for viewing. The gardens are a particular feature together with the **DECKING AREA**, sheltered corner sitting area and pergola ideal for outside entertaining and for children playing safely. The accommodation extends to 2,229 sq. feet and comprises **LONG HALLWAY, CLOAKROOM, LARGE DOUBLE ASPECT LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UTILITY ROOM**. Off the **LANDING** are 4 **BEDROOMS**, the master with **FITTED FURNITURE & EN SUITE SHOWER ROOM** and **FAMILY BATHROOM**. The house is not far from a local store, Restaurant Free House and Ysgol Pen-y-Bryn. **EPC C73 Potential C80 Ref CB7370**

Entrance

Double glazed front door to

Long Hallway

21'9 x 11'9 (6.63m x 3.58m)

Lovely Karndean wood grain flooring, deep under stairs cupboard, coved ceilings, central heating radiator and cabinet, picture lights

Cloakroom

Double glazed leaded window, w.c, wash hand basin, central heating radiator, coved ceilings

Large Double Aspect Lounge

24'2 x 14'8 (7.37m x 4.47m)

Double glazed leaded window to front aspect, coved and artexed ceilings, double glazed patio doors leading onto the rear decking, marble fireplace and hearth with living flame gas fire, 2 central heating radiators

Dining Room

13'2 x 11'10 (4.01m x 3.61m)

Double glazed window and french doors to rear decking, distant sea views, central heating radiator, lovely Karndean wood grain effect flooring, coved and artexed ceilings

Fitted Kitchen Breakfast Room

14'5 x 13'4 (4.39m x 4.06m)

Range of cream base cupboards and drawers, work top surfaces, single drainer sink unit, stainless steel cooker extractor hood, double glazed window, space for dishwasher, wall cupboards, central heating radiator

Large Utility Room

11'2 x 6'3 (3.40m x 1.91m)

Stainless steel sink unit, central heating radiator, internal door to garage

First Floor

Stairway off the Hall to First Floor and Landing, central heating radiator, built in linen cupboard

Master Bedroom

16'3 x 16' (4.95m x 4.88m)

Double glazed leaded window, central heating radiator, range of fitted bedroom furniture comprising 2 double and a half door wardrobe unit, double door full wardrobe, 2 x 4 tier chest drawers, dressing table, 4 door wardrobe, 2 side cabinets

En Suite Shower Room

Double shower cubicle and unit, pedestal wash hand basin, w.c, wall mirror shaver point, central heating radiator, double glazed

Bedroom 2

16'1 x 10'10 (4.90m x 3.30m)

Double glazed window to rear aspect and distant sea views, central heating radiator, dado rail, coved ceilings

Bedroom 3

16'1 x 10'2 (4.90m x 3.10m)

Double glazed window, central heating radiator, dado rail, coved ceilings

Bedroom 4

16'2 x 10'3 (4.93m x 3.12m)

L shaped room, double glazed leaded window, central heating radiator

Loft Hobbies Room/Study

24'2 x 5'8 (7.37m x 1.73m)

With sloping ceiling and reduced headroom, roof void cupboard, laminate flooring, double glazed window, central heating radiator, fitted shelving

Family Bathroom

Panel bath with shower unit and screen, beige design tiled walls with mosaic relief, heated towel radiator, w.c, vanity wash hand basin, double glazed leaded window, vanity cupboards, mirror light

Double Garage

17'2 x 15'8 (5.23m x 4.78m)

Wide driveway leading to the **INTEGRAL 2 CAR GARAGE** with up and over door, power & light laid on, gas central heating boiler

The Gardens

Well kept gardens laid to lawn at the rear, quite private, colourful flower beds and trees, distant sea views, sheltered corner sitting area and pergola, decking and balustrading, side pathways, lawn at the front

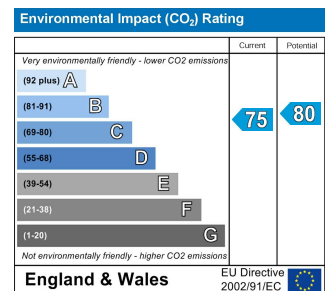
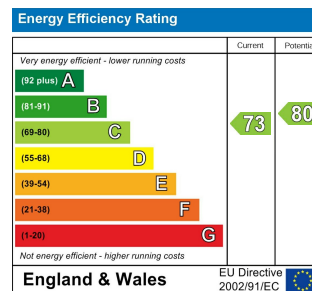
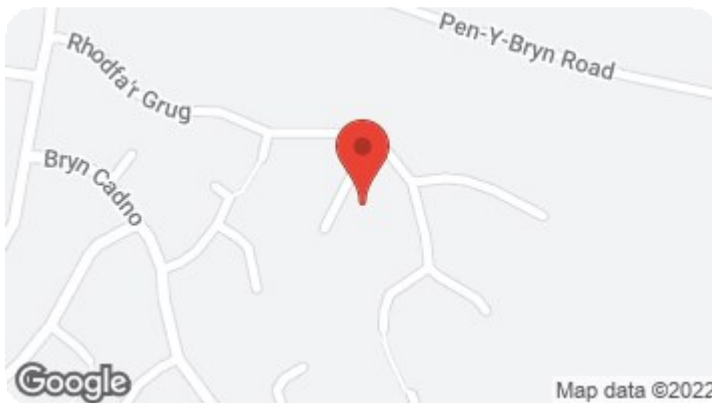
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