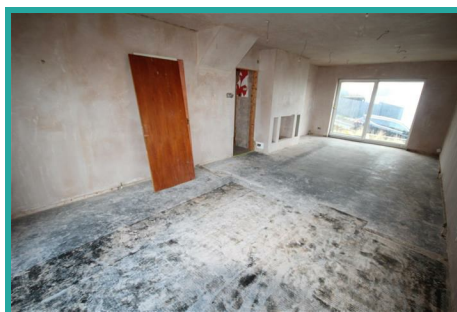




## 1 Cherry Tree Close, Colwyn Bay, North Wales LL28 5YU

**Asking Price £259,950**

Occupying a corner plot in the Upper part of the town, a DETACHED 4 BEDROOM HOUSE with SHOWER ROOM & FAMILY BATHROOM. Outside there is a 2 CAR GARAGE and OFF ROAD PARKING. Brick built with cement rendered elevations beneath a tiled roof the property is in need of updating and re-decoration but offers great potential to transform the house into a modern family home in a popular location. With vacant possession and NO ONGOING CHAIN. The house is not far from Ysgol Pen-y-Bryn and local store. EPC D64 Potential B83 Ref CB7097



### Entrance Hall

Double glazed front door to Hall, central heating radiator, under stairs cupboard, coved and artexed ceilings

### Ground Floor Shower Room

Off the Hall with double door wardrobe - Tiled floor, w.c, wash hand basin, shower cubicle and unit, tiled walls, double glazed

### Large Through Lounge and Dining Room

28'2" x 12'1" (8.6 x 3.7)

Pebble design living flame gas fire, 2 double glazed side windows, double glazed french doors to rear gardens, double glazed patio doors to front aspect

### Fitted Kitchen Breakfast Room

12'1" x 10'0" (3.7 x 3.05)

Double bowl stainless steel sink unit, double glazed window, tiled floor, 4 ring electric hob unit, cooker extractor hood, built in oven, personal door to garage, range base cupboards and drawers in a maple style with black work top surfaces

### Ground Floor Bedroom

11'9" x 6'2" (3.6 x 1.9)

Double glazed, central heating radiator

### First Floor

Stairway off the hall to First Floor and Landing, cylinder airing cupboard and double door wardrobe

### Bedroom 1

12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front aspect and distant sea views, central heating radiator

### Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator, built in wardrobe cupboard, coved ceilings

### Bedroom 3

9'6" x 6'10" (2.9 x 2.1)

Double glazed, central heating radiator, part sloping ceiling

### Bathroom

11'9" x 9'2" (3.6 x 2.8)

Requires finishing the installation of the suite, 2 double glazed velux windows, bath and shower cubicle, double glazed side window

### Outside

18'10 x 17'11 (5.74m x 5.46m)

Adjoining DOUBLE GARAGE with up and over door, power and light laid on, gas central heating boiler. Wide driveway with off road parking

### The Gardens

Corner gardens to front, side and rear requiring tidying and landscaping.

### AGENTS NOTE

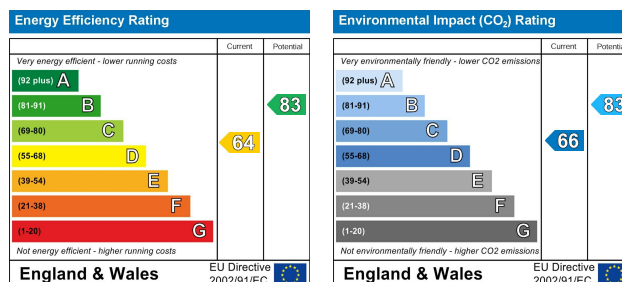
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