

# 36 Dolwen Road, Old Colwyn Colwyn Bay LL29 8UP







£310,000

## 36 Dolwen Road, Old Colwyn, Colwyn Bay LL29 8UP

Located on the outskirts of the village, on the fringe of open countryside yet only a mile from the Marine Hotel roundabout, Old Colwyn village and access onto the A55. A DETACHED 3 BEDROOM BUNGALOW built by Redrow Construction some 40 years ago of brick construction beneath a tiled roof. The bungalow occupies a generous size plot with an ADDITIONAL DRIVEWAY, LARGE GARDENS and GARDEN HOBBIES ROOM/STUDIO. The original drive leads to a 2 CAR INTEGRAL GARAGE and WORK ROOM off. Gas centrally heated and double glazed the accommodation comprises HALLWAY, LARGE LOUNGE, FITTED KITCHEN and DINING ROOM, LARGE CONSERVATORY, EN SUITE SHOWER ROOM and MAIIN BATHROOM. Old Colwyn Golf Course is not far away. Tenure Freehold, Council Tax Band E, EPC 69C Potential 82B. Ref CB7987

## **Entrance**

Double glazed front door

## L Shaped Hallway

Central heating radiator, built in airing cupboard and gas central heating boiler

#### Lounge

16'6" x 11'5" (5.04 x 3.5)

Double glazed window to front aspect overlooking the distant hills, central heating radiator, central heating radiator and coved ceilings, stone effect fireplace surround with electric fire, archway to

## Large Dining Kitchen

19'8" x 9'6" (6 x 2.9 )

Stainless steel sink unit, plumbing for washing machine, cooker extractor hood, fridge freezer, pantry cupboard, tiled kitchen floor, 2 double glazed french doors, range of maple style base cupboards and drawers, wall units, work top surfaces

## **Excellent Conservatory**

19'8" x 12'9" (6 x 3.9)

Lower walls brick, windows double glazed, 2 central heating radiators, double glazed patio doors to the rear south facing gardens

### **Bedroom 1**

12'9" x 10'5" (3.9 x 3.2)

Double glazed window, central heating radiator, vanity wash hand basin

### **En Suite Shower Room**

Shower unit, w.c, wash hand basin, double glazed, central heating radiator

#### **Bedroom 2**

12'5" x 10'5" (3.8 x 3.2)

Fitted wardrobes and top stores, side bed units, double door wardrobe and chest drawers, double glazed, central heating radiator

#### **Bedroom 3**

9'6" x 7'2" (2.9 x 2.2)

Double glazed, central heating radiator

## **Bathroom**

7'2" x 6'8" (2.2 x 2.04)

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

## The Garage

28'2" x 10'5" (8.6 x 3.2)

Long concrete driveway leading to the 2 CAR INTEGRAL GARAGE with up and over door, power & light laid on, personal door to the workroom

#### Workroom

22'3" x 6'10" (6.8 x 2.1)

Stainless steel sink, power & light laid on

#### The Gardens

Large south facing rear gardens laid to lawn, flower trees and plants, flower borders and beds, patio courtyard, ADDTIONAL DRIVEWAY to the other side of the bungalow providing extra parking, ideal for those having a motor-home or caravan. Potting shed, greenhouse. Useful GARDEN STUDIO ROOM 4.8 x 2.9, power & light, double glazed door and window. Lawn garden to the front and flower borders.

#### **AGENTS NOTE**

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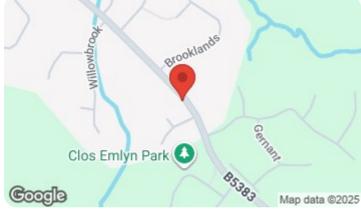








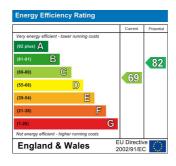


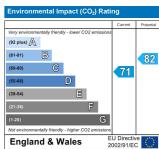












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