

Hazelwood Close, Colwyn Bay, Conwy

Offers Over: £250,000

Beresford Adams







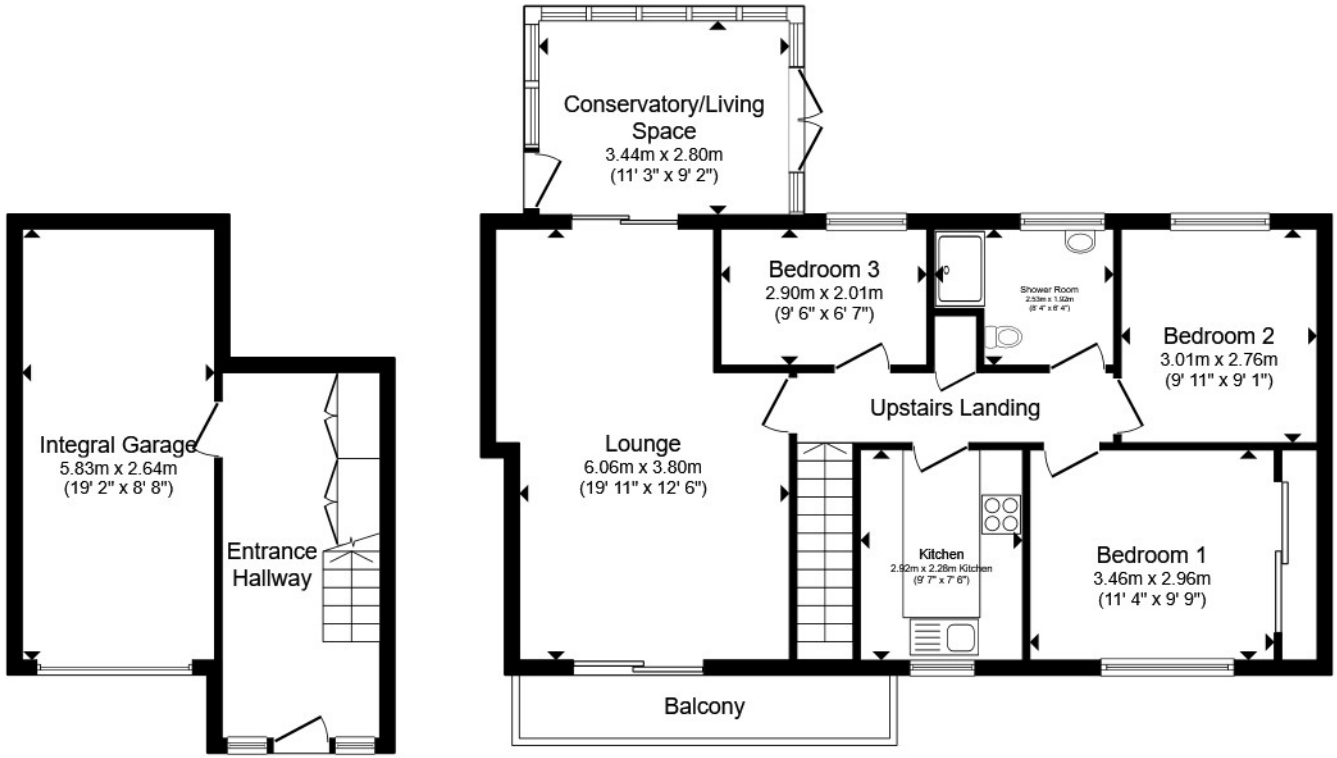
Being sold with no onward chain. An immaculately presented split level detached home, tucked away in a quiet cul de sac just off the Old Highway.

The property offers stylish accommodation throughout, along with truly spectacular open countryside views from both the front elevation and the rear gardens.

In brief, the accommodation comprises: an inviting entrance hall with integral access to the garage, useful under stairs storage cupboards, and an oak staircase with glass panels leading to the first floor living space. The light and airy lounge features sliding patio doors opening onto a balcony, a perfect spot to relax and enjoy the breathtaking views of the surrounding countryside. There is also a conservatory with an insulated roof (fitted by Conwy Valley Windows & Conservatories) which has been connected to the gas central heating, creating a comfortable, usable living space all year round, a rarity for many conservatories. The modern fitted kitchen includes integrated cooker and hob, space for freestanding appliances and once again enjoys those lovely front facing views.

The property offers three bedrooms, with the master benefiting from fitted wardrobes, along with a contemporary shower room.

Externally, there is an integral garage with a remote controlled electric door, plus a good sized and very useful separate storage area. The front garden is mainly laid to lawn, with a paved driveway providing off road parking. Side steps lead to gated access and the rear garden, which is tiered and thoughtfully designed: a lower patio seating area sits just off the conservatory, while steps lead up to a raised decked terrace that makes the most of the countryside and mountain views over the rooftops.



Total floor area 107.8 m² (1,160 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Beresford Adams







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: COW_COW260114_R4PL_8

Beresford Adams