



EPC:
Waiting

Withington Avenue, Old Colwyn, Colwyn Bay

Guide Price: £275,000

**Beresford
Adams**





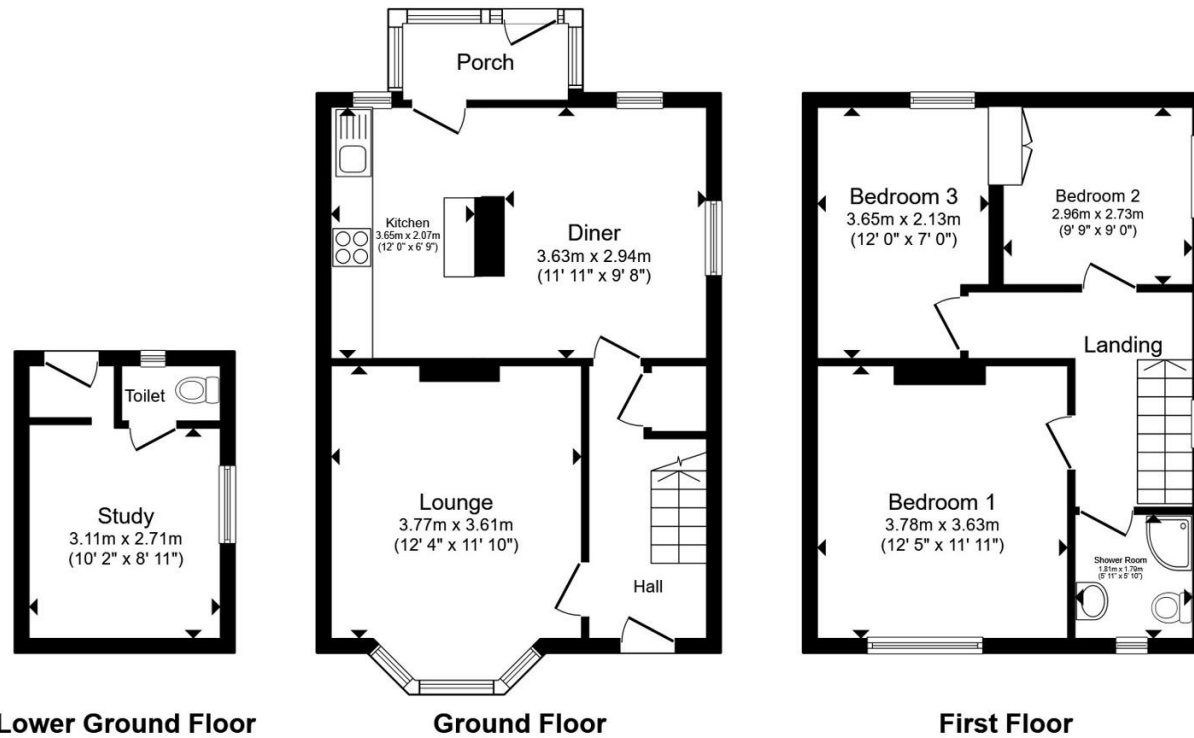


Occupying an enviable position within one of Old Colwyn's most desirable residential settings, this attractive semi-detached home offers a wonderful blend of character, space and elevated views, all within comfortable reach of the village centre and presented with no onward chain.

The accommodation is introduced via an inviting reception hall, complete with understairs storage, leading through to a beautifully proportioned bay-fronted living room, flooded with natural light and offering a warm and welcoming ambience. To the rear, an impressive open plan kitchen and dining area provides a superb space for both everyday living and stylish entertaining whilst providing access to the garden beyond. The first floor reveals three well proportioned bedrooms, complemented by a three-piece shower room. In addition, a versatile basement level with WC offers valuable supplementary space, ideal for a variety of uses including home working, utility, storage or hobbies room.

Externally, the property benefits from thoughtfully designed, low-maintenance gardens to the front and side, while the impressive rear garden is predominantly laid to lawn and enjoys an elevated aspect with far-reaching, panoramic views; a perfect setting for relaxation and outdoor enjoyment. The property is equipped with double glazing, EV Charging Point to Side Wall and gas central heating throughout. Properties of this calibre, in such a sought-after location, are rarely available. Early viewing is highly recommended to fully appreciate the lifestyle offering, outlook and potential of this exceptional home.





Total floor area 94.7 m² (1,019 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





Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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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.

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Code: COW_COW260213_R6PL_8

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