



Alltwen, Llysfaen, Colwyn Bay
Offers Over: £140,000

**Beresford
Adams**





NO ONWARD CHAIN | IDEAL INVESTMENT OR RENOVATION OPPORTUNITY



Offered for sale with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for investors, first-time buyers, or those looking to create a home tailored to their own tastes and requirements.

Situated on a popular residential estate within the semi-rural village of Llysfaen, the property enjoys a peaceful setting whilst remaining conveniently located for the amenities of Old Colwyn, local schools, transport links and the North Wales coastline. The promenade and beach are also within easy reach.

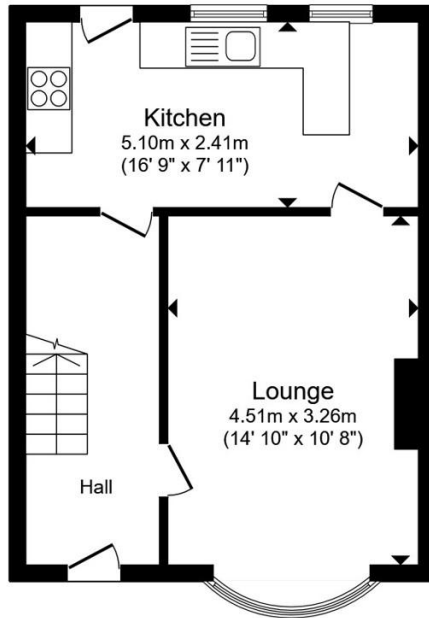
The accommodation briefly comprises an entrance hall, lounge and kitchen with access to the rear garden. To the first floor are three bedrooms and a family bathroom. From the rear elevation, the property enjoys distant sea and coastal views.

Externally, there are gardens to both the front and rear, predominantly laid to lawn, with a patio area providing space for outdoor seating and entertaining. A garage is located to the rear of the property, whilst off-road parking is available to the front.

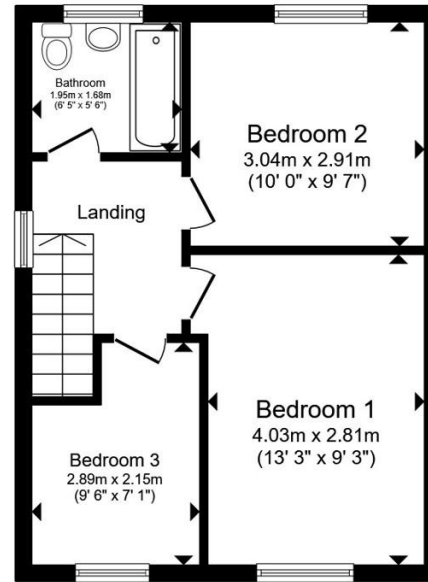
Further benefits include double glazing throughout. Requiring modernisation, this property offers fantastic scope for improvement and is the perfect project for buyers looking to add value and put their own stamp on a home.

Viewing is highly recommended to fully appreciate the potential, position and views on offer.

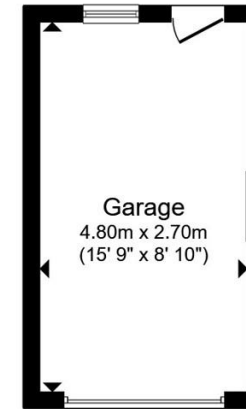




Ground Floor



First Floor



Garage

Total floor area 85.5 m² (921 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

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Council Tax Band: **C**

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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