



Cadwgan Road, Old Colwyn, Colwyn Bay

Asking Price: £250,000

**Beresford
Adams**



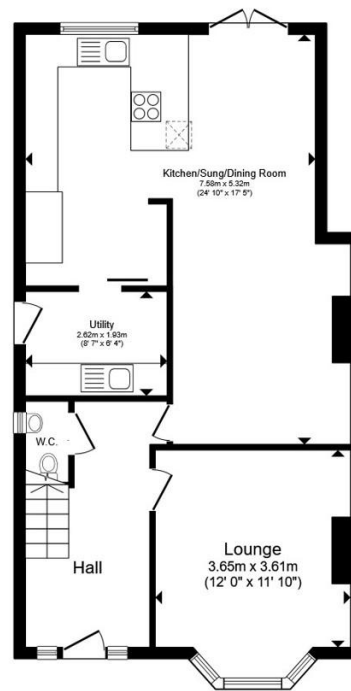


An immaculately presented three-bedroom semi-detached home, occupying a convenient position in the heart of Old Colwyn and offered for sale with no onward chain. Having undergone a complete refurbishment to an exceptional standard, this stunning property has effectively been transformed into a brand-new home and is ready for immediate occupation, with the added benefit of never having been lived in since the works were completed.

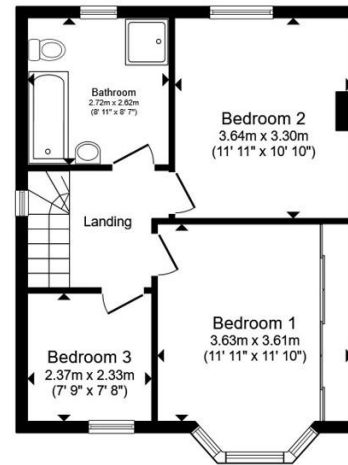
The accommodation has been thoughtfully redesigned to suit modern family living, with a welcoming entrance hallway incorporating a ground floor W.C. and useful understairs storage. To the front of the property is an attractive lounge featuring a bay window, whilst to the rear lies the true heart of the home, a magnificent open-plan kitchen, dining and family space created by a substantial extension. Beautifully appointed, the contemporary kitchen is centred around a feature peninsula breakfast bar and offers an impressive range of quality fittings, including quartz worktops, integrated AEG appliances throughout, an instant boiling water tap and porcelain tiled flooring. The extension further enhances the space with impressive high ceilings and three Velux roof windows, flooding the room with natural light and creating a bright, airy environment ideal for both everyday living and entertaining. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. Complementing the kitchen is a practical utility room with sink and a newly installed boiler, space for white goods and a side access door leading outside. To the first floor are three well-proportioned bedrooms, the primary benefitting from built-in wardrobes, together with a stylish contemporary family bathroom finished to a high specification. Further benefits include, completely new central heating and electrical installations, double glazing and quality finishes throughout, providing buyers with additional peace of mind.

Externally, the property enjoys a front courtyard garden and side access leading to the rear. The enclosed rear garden has been designed for ease of maintenance and features a paved patio area, lawn, outside lighting, storage shed and fenced boundaries. A gated rear access leads to private off-road parking, providing a valuable and practical addition to the property. Perfectly suited to first-time buyers, families, downsizers and investors alike, this exceptional home offers the rare opportunity to purchase a fully refurbished property in genuine turn-key condition.





Ground Floor



First Floor

Total floor area 112.3 m² (1,209 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: **D**

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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