

Pen Y Bryn, Old Colwyn, Colwyn Bay

Offers Over: £105,000

Beresford Adams







No Onward Chain - Central Old Colwyn Location - Ideal Renovation Project

Available with no onward chain, this mid-terrace home offers an excellent opportunity for those looking to modernise and create a property tailored to their own tastes and requirements. Situated in a convenient central Old Colwyn location, the property is within easy reach of local shops, amenities, schools and transport links.

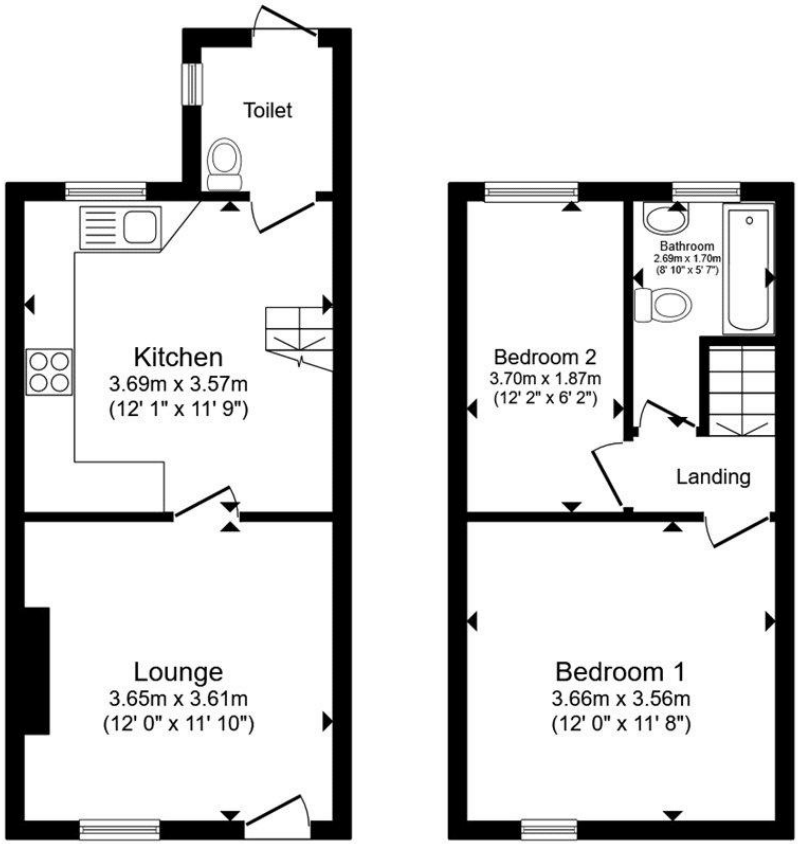
The accommodation briefly comprises an entrance into a lounge featuring ceiling beams and a fireplace, creating a characterful focal point. To the rear, the kitchen/diner provides ample space for everyday living and dining, with stairs leading to the first floor. Also on the ground floor is a useful WC/utility room with direct access to the rear garden.

To the first floor are two bedrooms, comprising one double bedroom and one single bedroom, together with a shower room.

Externally, the property benefits from a low-maintenance rear patio garden, ideal for outdoor seating and entertaining, along with a useful garden shed providing additional storage.

Further benefits include gas central heating, predominantly double-glazed windows, and the potential to add value through upgrading and refurbishment.

This property would make an excellent first-time purchase, buy-to-let investment, or renovation project in a sought-after coastal village location.



Ground Floor **First Floor**

Total floor area 56.9 m² (612 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: **B**

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_COW260461_R4PL_8