

Anthony Flint @ gamlins



6 Watkin Avenue
Old Colwyn Colwyn Bay LL29 9NN

**Offers in the region
of £299,950**

Property Features

- Set in a generous plot - Detached House
- Private gated driveway
- 4/5 bedrooms over two floors
- Lounge / Diner
- Bathroom & Shower Room

Full Description

DESCRIPTION

Ideal for garden enthusiasts this 4/5 bedroom split level house is set within a generous plot. Enjoying a sense of seclusion, having a driveway leading to this property and one other, the property is ideally located for local doctor's surgery, bowling green, golf club and local shops. The property benefits from gas central heating and upvc double glazing and in brief affords lounge/dining room, fitted kitchen, 2/3 bedrooms and bathroom on the ground floor and two further bedrooms and shower room to the first floor. To the outside, there is ample parking and two garages.

ENTRANCE

Upvc double glazed entrance door leading to the Sun Lounge (7'9" x 5'4") with tiled flooring and upvc windows. Part glazed door to:

RECEPTION HALL

17' 1" x 15' 1" (5.21m x 4.6m)

Laminate flooring, airing cupboard housing cylinder tank, cloaks cupboard, central heating thermostat, telephone point, radiator.

LOUNGE / DINING ROOM

24' 5" x 12' 0" (7.44m x 3.66m)

Upvc double glazed windows to front and rear elevations with distant sea views, laminate flooring, coved ceiling, two radiators.

KITCHEN

12' 0" x 9' 4" (3.66m x 2.84m)

Upvc double glazed window, fitted with a range of wall, base and drawer units with worksurfaces over, inset stainless steel sink unit, built in four ring gas hob and eye level double oven, space and plumbing for washing machine, space for fridge freezer, part tiled walls.



REAR PORCH

Upvc double glazed window, utility meters, rear glazed door.

BEDROOM 1

9' 10" x 9' 10" (3m x 3m)

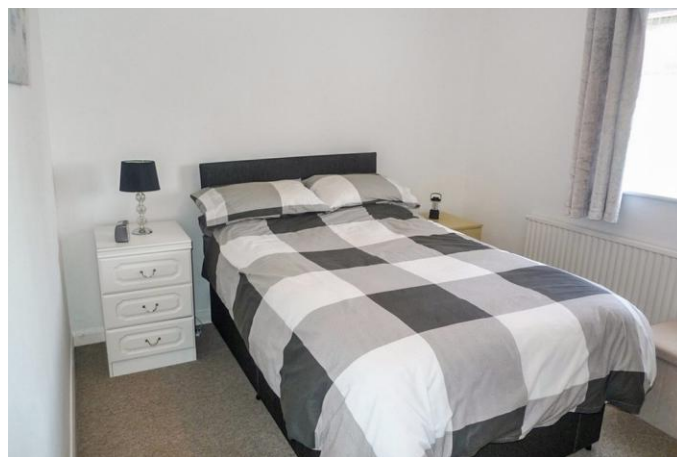
(Currently used as a sitting room). Upvc double glazed window to front elevation, coved ceiling, radiator.



BEDROOM 2

13' 5" x 9' 11" (4.09m x 3.02m)

Upvc double glazed window to front elevation, radiator.



BATHROOM

6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a three piece suite in grey comprising panelled bath with shower fitment over, wash hand basin and low flush w.c., part decorative tiled walls, radiator, extractor fan, shaver point, linoleum flooring, upvc double glazed window.

FIRST FLOOR LANDING

Velux style window, storage cupboard, loft access.

BEDROOM 4

18' 10" x 13' 3" (5.74m x 4.04m)

Upvc double glazed window, storage cupboard, two radiators.



BEDROOM 5

12' 6" x 10' 4" (3.81m x 3.15m)

Upvc double glazed window, Baxi gas central heating boiler, storage area.

SHOWER ROOM

9' 7" x 4' 1" (2.92m x 1.24m)

Velux window, fitted with a three piece suite comprising of shower cubicle with glazed screen and Mira shower fitment, low flush w.c. and wash hand basin, shaver point with light, part tiled walls, radiator.



EXTERNALLY

Front shared driveway with ample parking leading to two garages. Front, side and rear gardens with pond, mature shrubs, flower borders, orchard area with apple and pear trees and fruit bushes, vegetable allotment area, potting shed and two further storage sheds.

GARAGES

Garage 1 with light - 22'03" x 10'11"

Garage 2 with power and light - 17'04" x 9'1"

DIRECTIONS

From the A55 expressway proceed into the village of Old Colwyn and continue passing the Aldi supermarket on your

right hand side, turn right into Bodelwyddan Avenue and first right into Watkin Avenue, whereupon number 6 can be found via a private driveway on the right hand side.

TENURE & COUNCIL TAX

Tenure - We have been advised by the vendors that the tenure is Freehold.

Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band E.

SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

VIEWING

Strictly by appointment through our Anthony Flint Office :-
 Llandudno - Tel: 01492 877418 - E-mail:
 llandudno@anthonyflint.co.uk
 Opening Hours - Monday - Friday: 9.30am - 5.00pm
 Saturday: 9.00am - 3.00pm

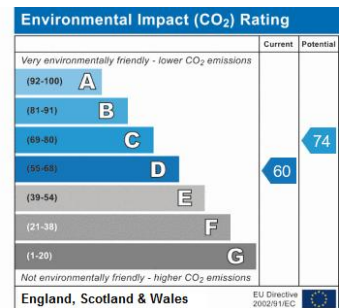
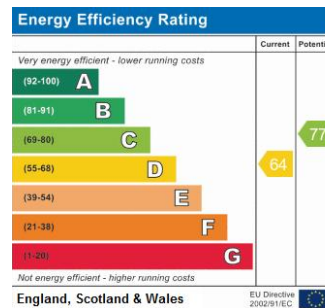
PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
 IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

RB/SR Date:110718



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements