

Anthony Flint @ gamlins



No 40 Brackley Avenue, West End
Colwyn Bay LL29 7UU

Asking Price Of
£364,950

Property Features

- LARGE MATURE LAWNED GARDENS
- WITHIN CLOSE PROXIMITY TO RYDAL SCHOOL
- IN NEED OF A MODERNISATION PROGRAMME
- 2 RECEPTION, 4 BEDROOMS, 2 BATHROOMS
- SWEEPING DRIVEWAY, ATTACHED DOUBLE GARAGE

Full Description

DESCRIPTION

This detached modern style residence nestles within a large mature garden, surround by a mixture of substantial residences ranging from grand Edwardian style properties to state of the art eco friendly apartments. No. 40 is located within easy walking distance of the renowned private education facility off Rydal School, is within a few miles of both the A55 expressway and London Euston to Holyhead express rail line. The property was built about 35 years ago by the current owners' parents, to their own requirements and specification, however, the accommodation does now need a programme of modernisation.

ENTRANCE PORCH

Coved ceiling.

RECEPTION HALL

Coved ceiling, radiator, white panelled doors lead off.

CLOAKROOM

Two piece suite in white, tiled surround.

LIVING ROOM

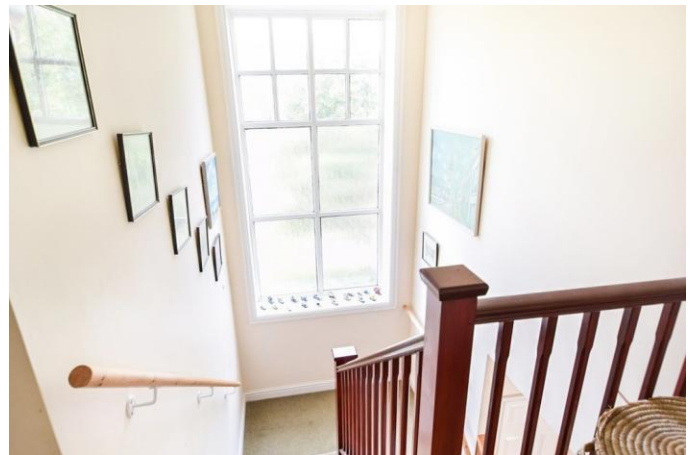
A through room with windows to front and rear elevations, coved ceiling, central Adams style fireplace, sliding patio doors lead onto covered terraced area, two radiators. Opening through to:

DINING ROOM

Window to side elevation, coved ceiling, radiator.

FITTED KITCHEN/BREAKFAST

Window to rear elevation, a range of base and wall units with white coloured door and drawer fronts, part tiled surround, radiator.



UTILITY ROOM

Wall mounted Potterton gas fired boiler, space for washing machine and tumble dryer, access to rear garden.

STAIRCASE TO HALF LANDING

Feature full length window.

FIRST FLOOR LANDING

Coved ceiling, radiator, built in airing cupboard.

MASTER BEDROOM

Window to front elevation overlooking garden area views beyond, coved ceiling, radiator, access to Jack and Jill bathroom.



JACK AND JILL BATHROOM

Champagne coloured four piece suite comprising panelled bath, pedestal wash hand basin, bidet, close coupled w.c., mains fed Aqualisa shower fitted over bath, tiled surround, heated towel rail, built in linen cupboard.

BEDROOM TWO

Window to rear elevation, radiator, coved ceiling.



BEDROOM THREE

Window to rear elevation, radiator, access to loft space.

BEDROOM FOUR

Window to side elevation, radiator.



FAMILY BATHROOM

Three piece suite in white comprising panelled bath with Aqualisa mains fed shower unit over, close coupled w.c., pedestal wash hand basin, part tiled surround.

EXTERNALLY

Large front garden mainly laid to mature lawn with fruit trees and well established evergreen hedged boundaries. A long gravelled driveway leads down one side to a parking and turning area giving access to the garage.

To the rear of the property is a small garden, mainly laid to lawn with a terrace area, space for recycling and an area which could be used as a kitchen garden.

ATTACHED DOUBLE GARAGE

Twin up and over panelled doors, one of which is electrically operated, eaves storage, electrical power, cold water tap, access to rear garden.



DIRECTIONS

From the West End of Colwyn Bay before the traffic lights turn right into Kings Road, take first left into Lansdowne Road, then take second right turn into Brackley Avenue and No. 40 will be seen as the last but one property on the right hand side.

TENURE AND COUNCIL TAX

Tenure - awaiting confirmation.

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

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 AND FUNDS

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. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

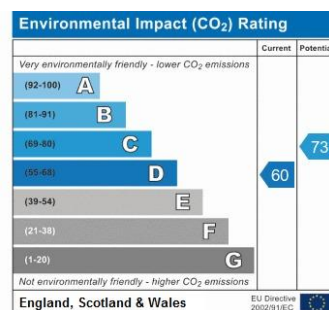
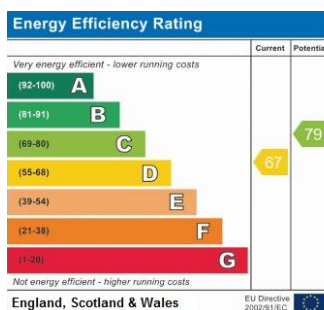
GENERAL

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.

AHF/DJ Date: May 2019

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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