



## Kensington Avenue, Old Colwyn, Colwyn Bay LL29 9SE

**£335,000**

MONOPOLY BUY SELL RENT are pleased to offer for sale this impressive Edwardian semi-detached coastal home. Full of character, space and period proportions, the property offers generous room sizes, high ceilings, solid masonry construction and a flexible four double bedroom layout. Ideally positioned within minutes of the promenade, beaches, independent cafés, supermarket, local schools, coastal walks and rail links along the North Wales coast, the home also enjoys the benefit of a bowling club, tennis courts and parkland just across the way.

- Spacious Edwardian Semi-Detached Home
- Two Reception Rooms
- Bathroom & Shower Room
- Wraparound Outside Space
- Freehold Property; Council Tax Band E
- Four Generous Double Bedrooms
- Period Proportions
- Spacious Landing Area
- Coastal Location; Excellent Local Amenities



## Open Porch

The property is approached through an attractive open porch, finished with a traditional black and white tiled floor, timber surround and external lighting. This welcoming entrance sets the tone for the character and charm found throughout the home.

## Hallway

A composite front door with decorative glazed side panels opens into this bright and inviting spacious hallway, finished with wood-effect vinyl flooring. The hallway features a turned staircase rising to the first floor, doors leading to the main reception rooms and kitchen with a radiator and coved ceiling.

## Living Room

A light and bright room, with a feature half-circular corner bay window allowing plenty of natural light into the space. The room is carpeted and includes a coved ceiling, chimney breast with alcoves to either side and two radiators, making it a comfortable and characterful living area.

## Dining Room

Another generously proportioned space, ideal as a dining room, family room or additional lounge. It features carpeted flooring, a chimney breast with alcoves to either side, two radiators, a large bay window overlooking the side aspect, coved ceiling and a ceiling rose, adding to the period feel of the home.

## Kitchen

Arranged in a galley-style layout, with the same flooring flowing through from the hallway. It is fitted with a generous range of wooden-fronted units, modern lighting, silver handles and black granite-effect worktops. A natural stone splashback complements the finish, while a large electric dual range-style cooker with stainless steel hood above provides a practical focal point. Space for a dishwasher, an under-counter fridge and freezer, along with a useful long under-stairs cupboard complete with lighting, a radiator, and shelving. A side window brings in natural light, and a uPVC door opens into the rear porch.

## Rear Porch

Stepping down from the kitchen, the rear porch provides a useful additional area with French doors leading outside. Finished with wood-effect flooring and a lean-to poly roof, this space is versatile could be used as a sun room, cloaks or drying clothes undercover. There is also a power socket and an opening through to the utility area.

## Utility Area

Fitted with a stone-effect laminate worktop, stainless steel circular sink with mixer tap and drainer, tiled splashback and base cupboard. There is space for both a washing machine and dryer, along with a rear-facing window, radiator and access to the downstairs WC.

## Downstairs WC

Fitted with a low-flush toilet, wall-mounted hand wash basin, radiator and privacy window. Feature wood-effect wallpaper and vinyl wood-effect flooring give the space a neat and stylish finish.



## Landing

A spacious and wide landing, offering enough room for a desk or a small home office area. Modern doors lead to all bedrooms and bathrooms, with a radiator, a hatch to access the loft and carpeted flooring.

## Master Bedroom

The biggest double bedroom with a large bay window overlooking the side of the property. The room is carpeted and includes a chimney breast with alcoves to either side, radiator and plenty of space for storage cupboards.

## Bedroom 2

A large and impressive double bedroom, featuring a circular bay window, carpeted flooring, radiator and chimney breast with alcoves to either side. There is ample space for storage cupboards, making this a bright and comfortable bedroom.

## Bedroom 3

A double bedroom with carpeted flooring with a front-facing window and radiator beneath. This room adds excellent flexibility for families, guests or home working.

## Bedroom 4

A smaller double bedroom, finished with carpeted flooring and featuring a distinctive triangular window with a deep sill. There is also a radiator and space for storage cupboards, making it suitable as a bedroom, nursery, dressing room or office.

## Bathroom

Fitted with a modern three-piece suite comprising a deep bath, close-coupled WC and pedestal sink. The room is finished with wood-effect flooring, PVC panelled walls and ceiling with downlighting and silver trims, an anthracite heated towel rail, wall-mounted mirror and a large privacy window to the rear.

## Shower Room

The separate shower room provides excellent practicality for family living, featuring a corner shower unit with sliding doors and thermostatic shower, close-coupled WC and pedestal sink. The room is finished with wood-effect flooring, PVC panelled walls and ceiling with downlighting, extractor fan, wall-mounted mirror, radiator and a rear privacy window.

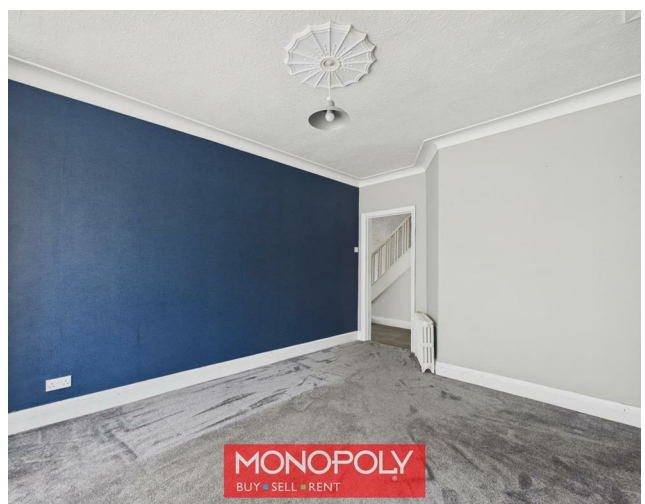
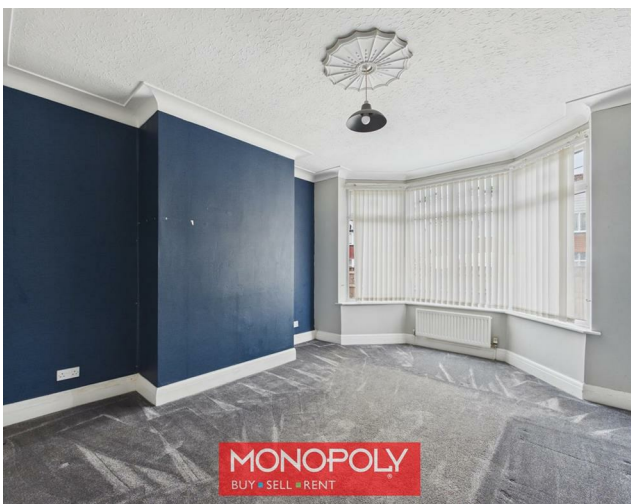
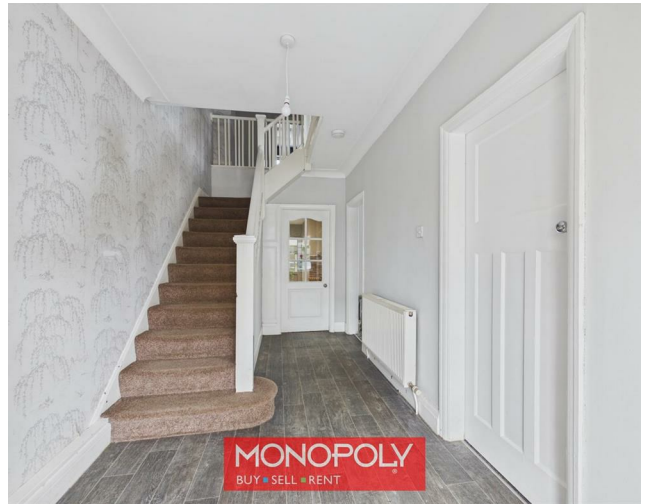
## Garage

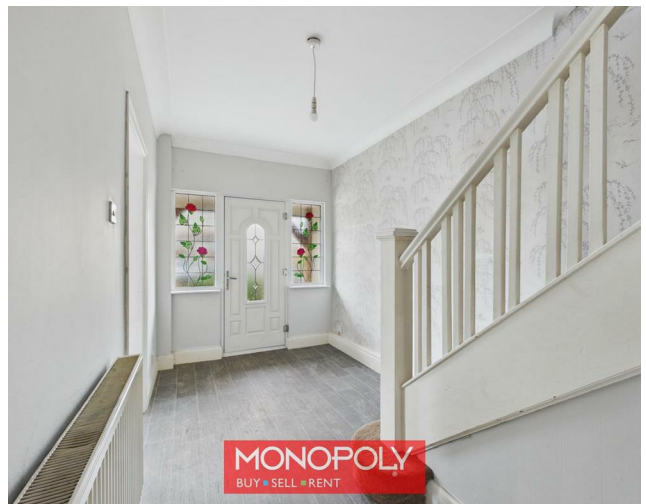
Wooden double gates open into a generous garage, offering additional storage space and benefiting from power, lighting and water supply. The garage also houses the gas combi boiler.

## Externally

The property is approached via a wooden gate, with a pathway leading to the front entrance. The front garden is mainly paved, complemented by a small lawned area and stone wall boundary. To the side, there is a lawned garden with panel fencing and a slate pathway leading to the rear, along with a large built-in garage with storage to the property and space for drying clothes. The rear garden is decked, creating a practical seating area, while the wraparound outside space offers a versatile and low-maintenance setting to enjoy this coastal home.

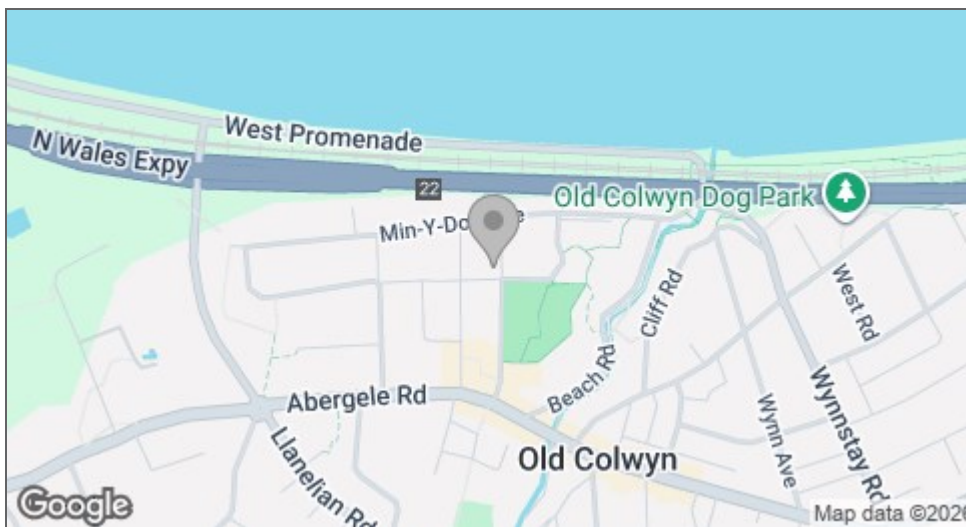












Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

