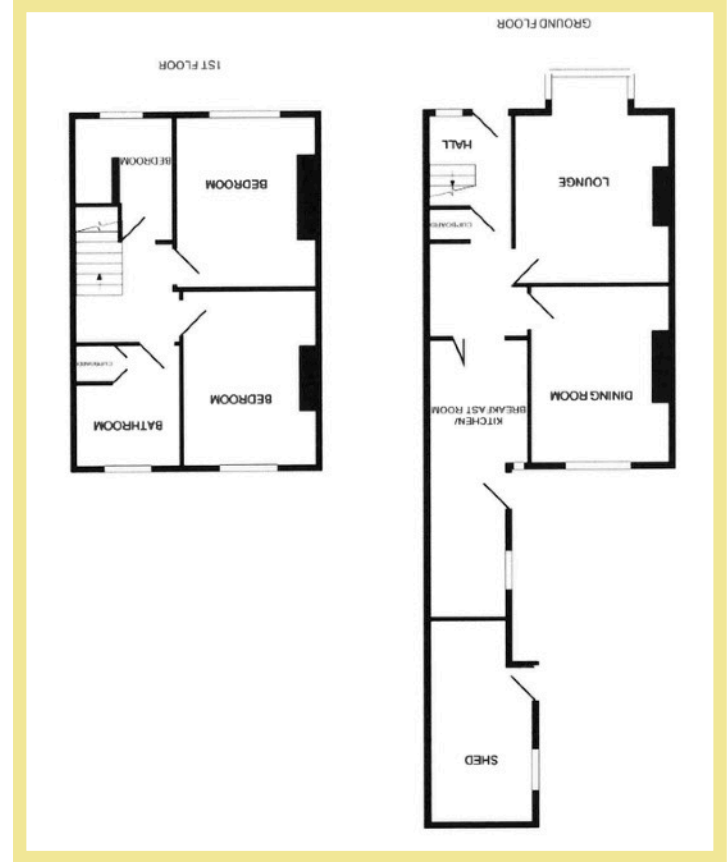


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



4 Clovelly Mount
Colwyn Bay
LL29 7UD

Three Bedroom Mid Terrace House Situated Close To Local Amenities

Description

A three bedroom mid terrace house situated close to the local amenities of Colwyn Bay. The property benefits from upvc double glazing and gas central heating and viewing is recommended to appreciate the spacious layout. The accommodation on the ground floor briefly comprises hallway, lounge with feature bay window and log burner, a second lounge with a log burner, an open plan kitchen/diner with integrated appliances and cupboard under the stairs. To the first floor there is a landing, two double bedrooms, a single bedroom and modern family bathroom with separate shower and bath. The rear garden is laid to patio with access to a shed/utility with rear gate for access.

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ TWO LOUNGES BOTH WITH LOG BURNERS
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ NO CHAIN

Lounge

4.51m x 3.45m (14'10" x 11'4")



Second Lounge

3.76m x 3.45m (9'1" x 11'4")



Store Cupboard

1.70m x 0.72m (5'7" x 2'5")

Kitchen/Diner

6.14m x 2.34m (20'2" x 7'8") Maximum



Bedroom One

3.79m x 3.03m (12'5" x 9'11")

Bedroom Two

3.75m x 2.98m (12'4" x 9'9")

Bedroom Three

2.76m x 2.40m (9'1" x 7'10") Maximum

Bathroom

2.72m x 2.37m (8'11" x 7'9")



Shed/Utility

4.63m x 2.36m (15'2" x 7'9")

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, Grove Park can be found on the left hand side, turn left onto Clovelly Mount. Council Tax Band: "B" (provided on www.voa.gov.uk) Energy Performance Rating Band "D"

3 Bedroom
Mid Terrace
House

4 Clovelly Mount
Colwyn Bay
LL29 7UD

£104,950

Reference Number: RP2515
8/03/21

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

