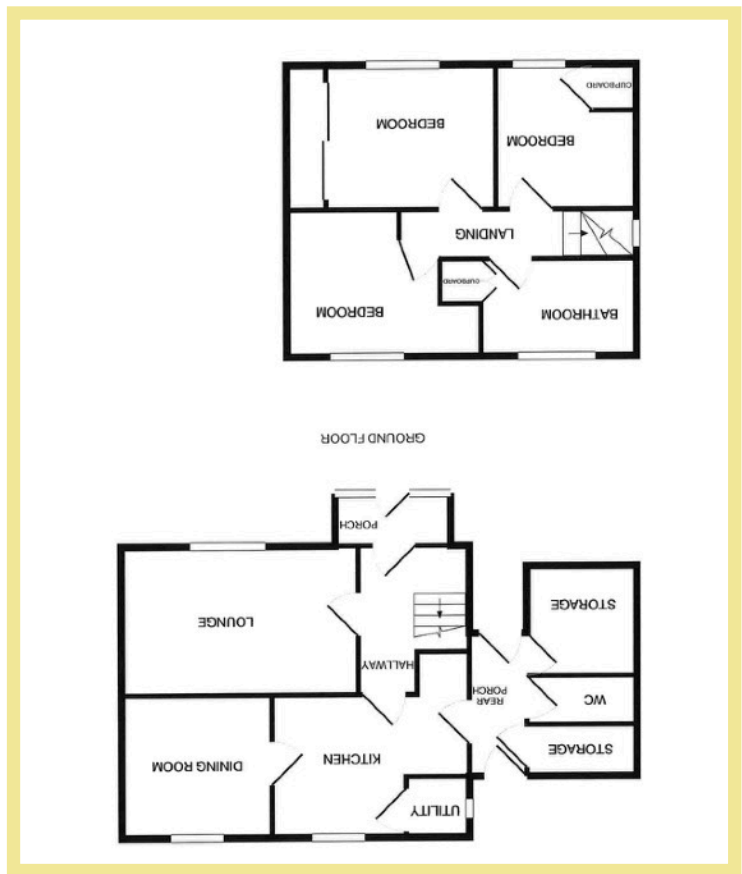


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Fletcher & Poole



12 Maes Y Glyn
Colwyn Bay
LL29 8RE

Three Bedroom Semi Detached House Situated Close To Local Amenities

Description

A three bedroom semi detached house situated close to the local amenities of Colwyn Bay. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout.

The accommodation on the ground floor briefly comprises porch, hallway, large lounge, modern fitted kitchen, utility, dining room, rear porch, w.c. and two store rooms. To the first floor there is a landing, two double bedrooms, one with mirrored fitted wardrobes, a single bedroom with cupboard and a modern family bathroom with L shaped bath.

Outside to the front it is walled. The large rear garden is laid to lawn with walled and hedged borders.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MODERN KITCHEN & BATHROOM
- ✓ LARGE REAR GARDEN

Porch

1.79m x 0.73m (5'11" x 2'5")

Lounge

4.75m x 2.94m (15'7" x 9'8")



Kitchen

3.93m x 2.92m (21'7" x 8'3") Maximum

Utility

1.31m x 0.77m (4'4" x 2'7")

Dining Room

2.98m x 2.94m (9'9" x 9'8")

Rear Porch

2.64m x 1.03m (8'8" x 3'5")

Store Room

2.67m x 1.64m (8'9" x 5'5")

W.C.

1.58m x 0.79m (5'2" x 2'8")

Store Room

1.65m x 0.81m (5'5" x 2'8")

Bedroom One

3.91m x 2.92m (12'10" x 9'7") Into wardrobe



Bedroom Two

3.93m x 2.70m (12'11" x 8'11")

Bedroom Three

2.95m x 1.94m (9'8" x 6'5")

Cupboard

1.15m x 0.73m (3'9" x 2'5")

Bathroom

2.39m x 1.65m (7'10" x 5'5")

Cupboard

1.02m x 0.46m (3'4" x 1'6")

Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue, turn left onto Maes Y Glyn where No 12 can be found on the right.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

12 Maes Y Glyn
Colwyn Bay
LL29 8RE

£134,950

Reference Number:RP2511
25/02/21

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

