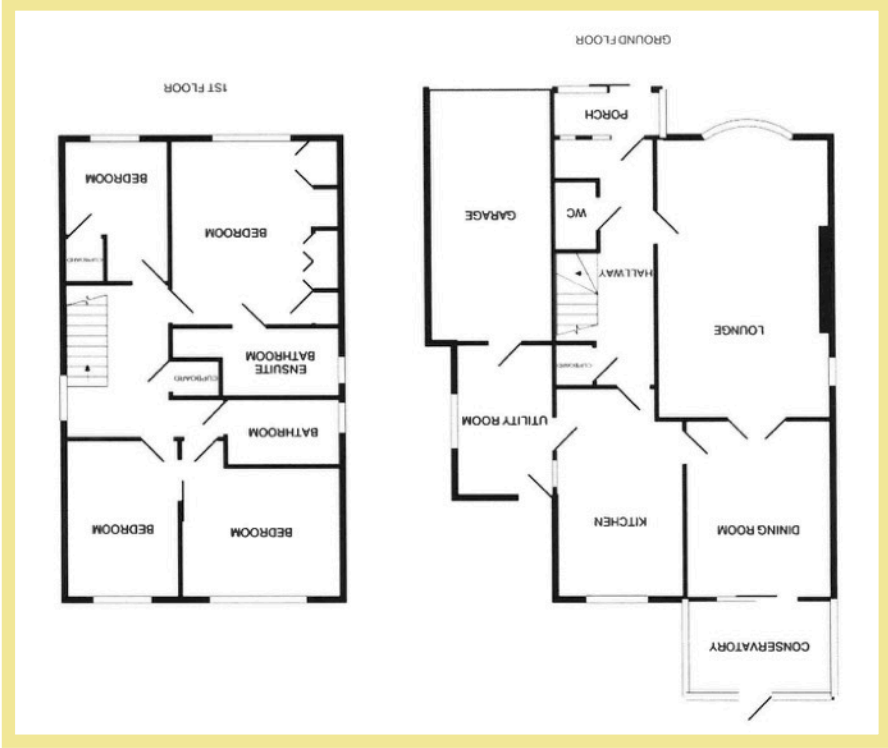


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



84 St Andrews Road  
Upper Colwyn Bay  
LL29 6DN

# Four Bedroom Detached House Situated In A Sought After Residential Area

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ WELL MAINTAINED PROPERTY IN NEED OF UPDATING WITH A WEALTH OF POTENTIAL
- ✓ AMPLE OFF ROAD PARKING, INTEGRATED GARAGE & ENCLOSED REAR GARDEN
- ✓ NO CHAIN

## Description

This four bedroom detached house is situated in Upper Colwyn Bay which is a sought after residential area close to local amenities. The well maintained property has light and spacious accommodation and though in need of updating there is a wealth of potential. On the ground floor there is a porch, a good size hallway, light and spacious lounge with double doors leading into the dining room, conservatory, kitchen and utility room with access to the garden and garage. To the first floor there are four bedrooms, the master with an ensuite bathroom and a family bathroom. There is gas central heating and upvc double glazing. Outside to the front there is ample off road parking with access to the garage with a remote control door and rear garden laid to lawn with a variety of well established plants and shrubs and seating area.

## Conservatory

3.00m x 1.93m (9'10" x 6'4")



## Kitchen

4.27m x 2.69m (14'0" x 8'10")



## Cloakroom With W.C.

1.49m x 0.81m (4'11" x 2'8")

## Dining Room

3.60m x 3.17m (11'10" x 10'5")

## Lounge

6.03m x 3.64m (19'9" x 11'11")



## Utility Room

3.13m x 1.85m (10'3" x 6'1")

## Bedroom One

3.89m x 3.43m (12'9" x 11'3")

## Ensuite

3.43m x 1.44m (11'3" x 4'9")

## Bedroom Two

3.46m x 3.31m (11'4" x 10'10")

## Bedroom Three

3.32m x 2.45m (10'11" x 8'1")

## Bedroom Four

2.95m x 2.43m (9'8" x 8'0")

## Bathroom

2.25m x 1.45m (7'5" x 4'9")

## Garage

5.33m x 2.58m (17'6" x 8'6")

## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school, shops and the Pen Y Bryn Pub. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn immediately left then sharp right onto St Andrews Road.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band "C"

## 4 Bedroom Detached House

84 St Andrews Road  
Upper Colwyn Bay  
LL29 6DN

**£259,950**

**NO CHAIN**

Reference Number: RP2733  
17/12/2021

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		