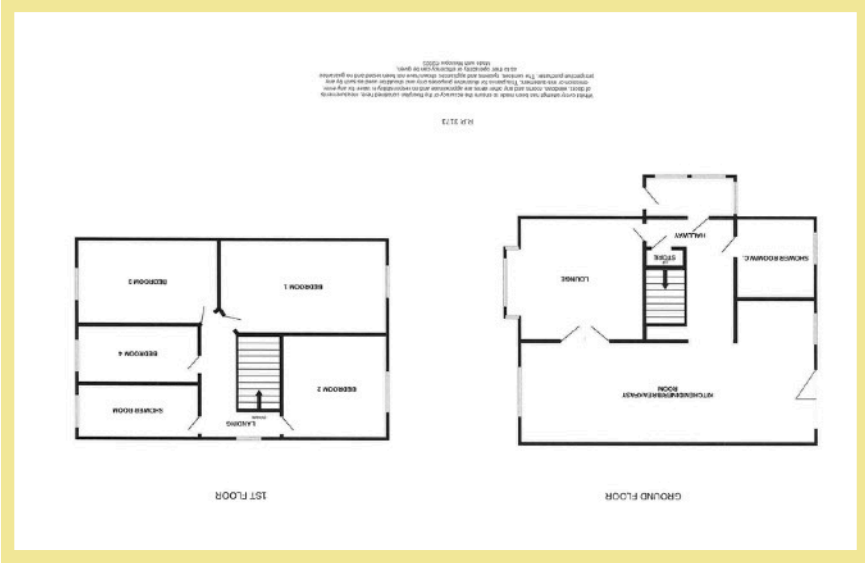


We endeavor to make our sales details accurate and reliable but they should not be relied on as

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Fletcher & Poole



12 Eleanor Road
Old Colwyn
LL29 9SW

Immaculately Presented Four Bedroom Semi Detached House Situated In A Convenient Location

Description

This property must be viewed to truly appreciate the layout of this light and spacious accommodation and the beautiful presentation throughout. Over recent years the vendors have refurbished the property by decorating throughout, laying new flooring and installing an open plan kitchen/diner with bi-fold doors whilst retaining some of the original features. The accommodation in brief comprises of entrance hallway, w.c/shower room, lounge, modern kitchen/diner with access to rear garden and under stairs storage. To the first floor there are four good size bedrooms and a modern shower room. To the rear of the property is an enclosed rear garden with modern fencing, patio area and artificial turf. To the front of the property is a small block paved area and borders benefitting from mature plants and shrubs. Viewing is essential to appreciate the high quality fixtures and fittings and presentation throughout.

- ✓ IMMACULATEDLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ QUALITY MODERN FEEL THROUGHOUT
- ✓ ENCLOSED LANDSCAPED REAR GARDEN

Lounge

4.03m x 4.57m (13'3" x 15'0")



Kitchen/Diner

7.95m x 4.89m (26'1" x 16'1")



W.C.

2.07m x 2.05m (6'10" x 6'9")

Bedroom One

3.64m x 3.06m (11'11" x 10'0")



Shower Room

2.69m x 2.41m (8'10" x 7'11")



Bedroom Two

3.26m x 2.99m (10'9" x 9'10")

Bedroom Three

3.89m x 3.69m (12'9" x 12'1")

Bedroom Four

2.80m x 2.77m (9'2" x 9'1")

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 two 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, turn left onto Victoria Road and Eleanor Road is the first turning right.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

4 Bedroom
Semi Detached
House

12 Eleanor Road
Old Colwyn
LL29 9SW

£284,950

Reduced From **£294,950**
Reference Number: RP3173
8/01/24

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

Registered Company
Number 4687367

Valuation

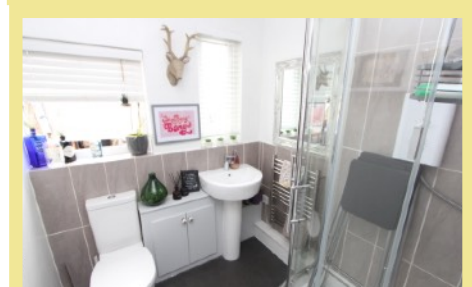
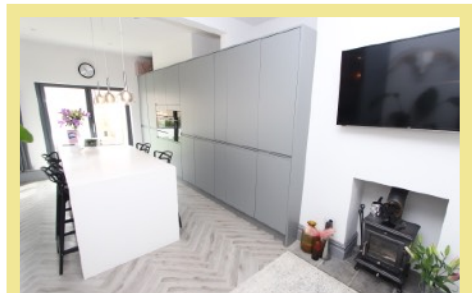
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		