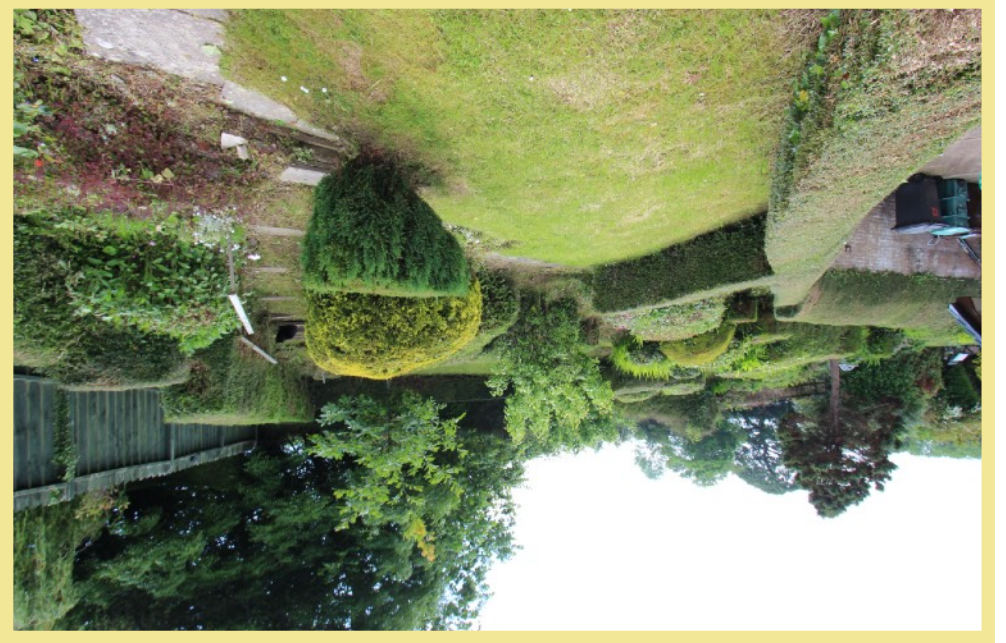


www.fletcherpoole.com

We endeavour 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 travelling some distance to view the property.

Fletcher & Poole



12 Willowbrook
Old Colwyn
LL29 8EE

Three Bedroom Detached Bungalow Situated In A Sought After Area

Description

This three bedroom detached bungalow is situated in a sought after residential area in a quiet cul de sac and close to the amenities of Old Colwyn. Outside there is off road parking, a detached garage and garden to the front and tiered rear garden with a variety of well established plants and shrubs and seating areas taking in the distant hillside views. The well planned accommodation comprises of hallway, lounge/diner, kitchen, three bedrooms, one which has been used as a dining/sitting room and a wet room. There is upvc double glazing and gas central heating.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER AREA IN A QUIET CUL DE SAC
- ✓ OFF ROAD PARKING, DETACHED GARAGE, TIERED REAR GARDEN WITH HILLSIDE VIEWS
- ✓ NO CHAIN

Lounge/Diner

5.60m x 3.76m (18'4" x 12'4")



Kitchen

3.28m x 2.39m (10'9" x 7'10")



Wet Room

2.00m x 1.79m (6'7" x 5'11")

Bedroom One

3.42m x 3.09m (11'3" x 10'2")



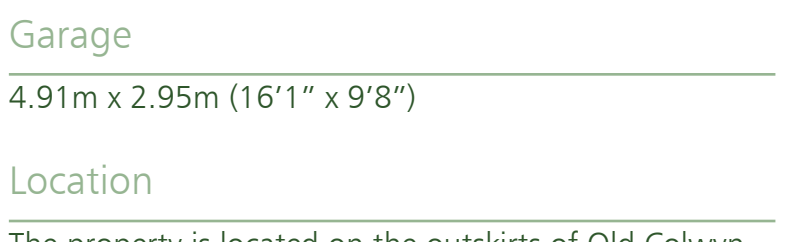
Bedroom Two

3.09m x 2.19m (10'2" x 7'2")



Bedroom Three

3.13m x 2.38m (10'3" x 7'10")



Garage

4.91m x 2.95m (16'1" x 9'8")

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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take second exit onto Llanellian Road, pass the Colwyn Bay Football Club on the right, carry straight on, Willowbrook can be found on the right.

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

3 Bedroom
Detached
Bungalow

12 Willowbrook
Old Colwyn
LL29 8EE

£228,000

Reduced From £249,950

Reference Number: RP2890
9/06/22

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

