

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 traveling some distance to view the property.



16 Wynn Avenue
Old Colwyn
LL29 9RF

Traditional Style Four Bedroom Detached House With Substantial Extension To Rear

Description

This traditional style four bedroom detached house offers a wealth of potential as it has been substantially extended to the rear. The extension has previously been used as business premises but it could be additional accommodation and needs to be viewed to appreciate the size and layout. The house has light and spacious rooms with beautiful original features including parquet flooring, leaded light windows, impressive fireplaces and to the front of the property the covered veranda has the original tiled flooring. The accommodation in the house on the ground floor comprises of large hallway, double aspect lounge with access to the veranda, dining room, shower room/utility, w.c. and open plan kitchen/dining/sitting room. To the first floor there are four bedrooms, bathroom and walk in store cupboard. The extension has its own private entrance but can be accessed from the house and comprises of seven interlinking rooms and w.c. Outside to the front there is a driveway and access to a large garage and the rear garden is paved for easy maintenance.

- ✓ TRADITIONAL STYLE FOUR BEDROOM DETACHED HOUSE WITH SUBSTANTIAL EXTENSION TO REAR
- ✓ VERSATILE ACCOMMODATION WITH A WEALTH OF POTENTIAL
- ✓ SPACIOUS ROOMS WITH BEAUTIFUL ORIGINAL FEATURES
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ NO CHAIN



4 Bedroom
Detached House

16 Wynn Avenue
Old Colwyn
LL29 9RF

£424,950

Reduced From £449,950

Reference Number: RP3477
31/01/24

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

Registered Company
Number 4687367

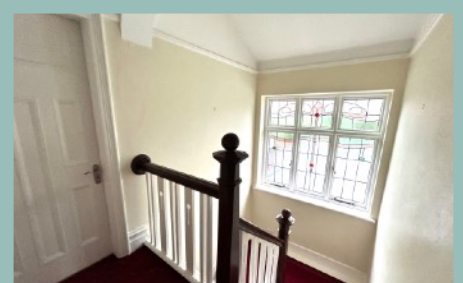
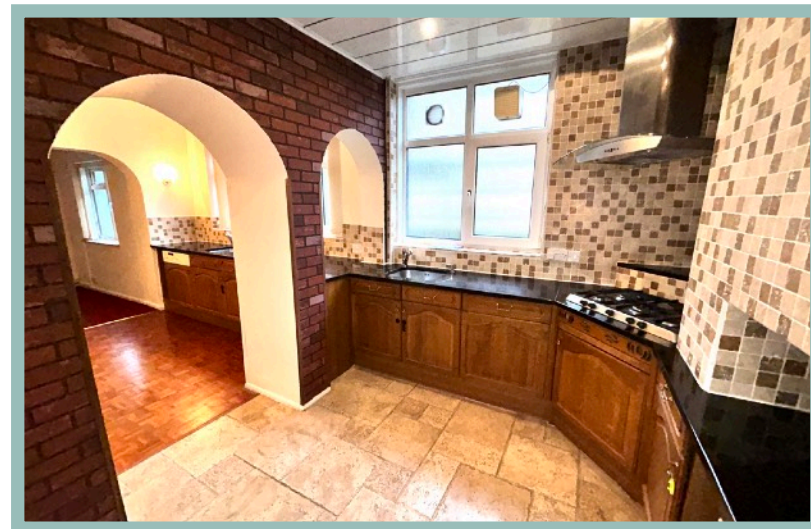
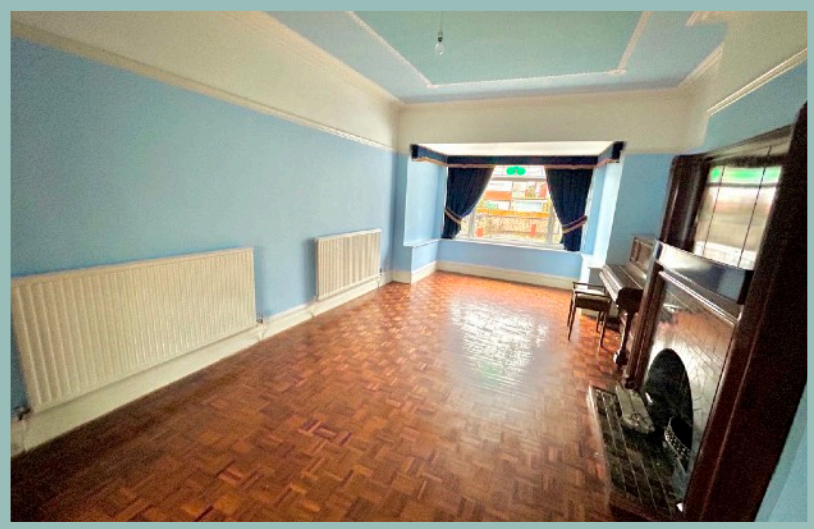
Valuation

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: rhosonseal@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom Detached House

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Hallway

4.69m x 3.02m (15'5" x 9'11") Maximum

Lounge

6.48m x 3.69m (21'3" x 12'1") Maximum

Dining Room

5.67m x 3.63m (18'7" x 11'11")

Kitchen Area

5.93m x 3.65m (19'5" x 12'0")

Dining Area

3.22m x 2.43m (10'7" x 8'0")

Shower Room

2.58m x 1.63m (8'6" x 5'4")

W.C.

1.52m x 1.11m (5'0" x 3'8")

Bedroom One

4.88m x 3.67m (16'0" x 12'0")

Bedroom Two

5.11m x 3.65m (16'9" x 12'0")

Bedroom Three

3.00m x 3.02m (9'10" x 9'11")

Bedroom Four

3.69m x 3.19m (12'1" x 10'6")

Shower Room

2.40m x 2.18m (7'11" x 7'2")

Store Room/W.C.

2.10m x 0.84m (6'11" x 2'9")

Surgery

Room One

3.46m x 3.02m (11'4" x 9'11")

Room Two

3.00m x 3.47m (9'10" x 11'5")

Room Three

2.95m x 3.47m (9'8" x 11'5")

Room Four

2.96m x 2.36m (9'9" x 7'9")

Room Five

3.48m x 2.83m (11'5" x 9'4")

Room Six

3.98m x 2.80m (13'1" x 9'2")

Room Seven

3.78m x 2.69m (12'5" x 8'10")

W.C.

1.80m x 0.89m (5'11" x 2'11")

Location

This impressive 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, then right onto the Promenade, pass Porth Eirias Restaurant, turn right signposted Colwyn Bay and Old Colwyn, at the roundabout turn left onto Abergele Road, continue through Old Colwyn, turn left onto Wynn Avenue.

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

Energy Performance Rating Band E

Garage

6.15m x 3.39m (20'2" x 11'1")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	40 E	
21-38	F		
1-20	G		

4 Bedroom Detached House

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