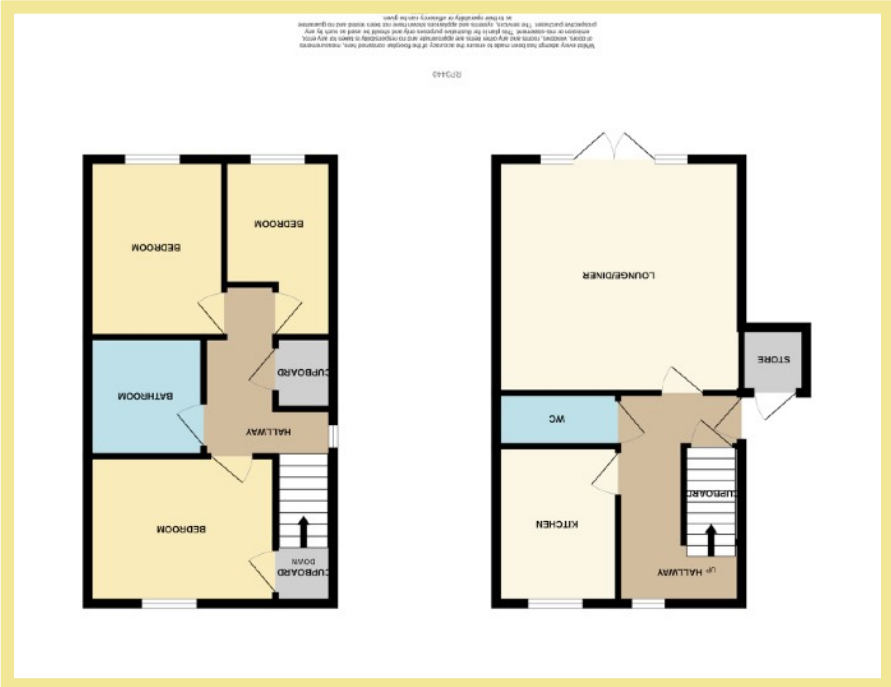


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



6 The Laurels
Queens Road
Old Colwyn
LL29 9DJ

Well Presented Three Bedroom End Terrace Situating Close To Local Amenities

Description

A well presented three bedroom end of terrace house close to the local amenities of Old Colwyn. Situated in a small cul de sac consisting of 6 houses only with access provided by a block paved driveway this house is situated at the end of the terrace which offers privacy. The property was built in 2008 to a high specification throughout and benefits from UPVC double glazing and Gas CH. Viewing is essential to appreciate the spacious lounge/diner, solid oak kitchen and location. The accommodation in brief comprises, Hallway, good size w.c, spacious lounge/diner with sea views and French doors onto the rear garden, a high-quality solid oak fitted kitchen with integrated appliances and cupboard under the stairs. Upstairs there is a landing, a large double bedroom to the front aspect with access to a cupboard which contains a combination boiler, a further small double bedroom to the rear with sea views, a single bedroom with sea views, and a family bathroom, there is also a large cupboard which could be removed to provide an additional loft room utilising existing attic bearing trusses with relevant planning. Outside there is block paved driveway with off road parking for two cars, the rear garden is fenced and laid to lawn with access to a covered storage area with electric points for a tumble dryer.

- ✓ WELL PRESENTED THREE BEDROOM END OF TERRACE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ LARGE OPEN PLAN LOUNGE/DINER WITH SEA VIEWS
- ✓ POTENTIAL TO EXTEND INTO THE LOFT UTILISING EXISTING ATTIC BEARING TRUSSES
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

Lounge/Diner

4.53m x 4.31m (14'11" x 14'2")



Kitchen

2.96m x 2.27m (9'9" x 7'6")



Utility

0.95m x 0.80m (3'2" x 2'8")

Cupboard

1.99m x 0.74m (6'7" x 2'5")

W.C.

2.09m x 0.96m (6'10" x 3'2")

Cupboard 2

0.92m x 0.88m (3'1" x 2'11")

Bedroom One

3.33m x 2.95m (10'11" x 9'8")



Bedroom Two

3.33m x 2.16m (10'11" x 7'1")

Bedroom Three

3.33m x 2.05m (10'11" x 6'9")

Bathroom

2.19m x 2.11m (7'2" x 6'11")

Cupboard

0.98m x 0.76m (3'3" x 2'6")

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 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 onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, turn left onto Queens Road, The Laurels can be found on the right hand side.

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

Energy Performance Rating Band C

3 Bedroom
End Terrace

6 The Laurels
Queens Road
Old Colwyn
LL29 9DJ

£219,950

Reference Number: RP3440
14/12/23

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

