





# Three Bedroom Split Level Semi Detached House Situated Close To Local Amenities

## Description

This three bedroom split level semi detached house is situated in Colwyn Bay, close to the local shops, schools, amenities and transport links.

The property comprises of entrance hallway, lounge, third bedroom/office, stairs lead down to the bathroom and kitchen/diner with door onto the paved backyard with shed and steps down to the garage.

From the hallway stairs lead up to the master bedroom with fitted wardrobes and second bedroom.

To the front of the property is a paved garden.

The property benefits from UPVC double glazing and central heating.

- ✓ THREE BEDROOM SPLIT LEVEL SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ QUIET CUL-DE-SAC
- ✓ GARAGE
- ✓ NO CHAIN

## Lounge

3.80m x 3.22m (12'6" x 10'7")



## Kitchen/Diner

4.91m x 4.41m (16'1" x 14'6")



## Bedroom Two

2.97m x 2.73m (9'9" x 9'0")

## Bedroom Three/Office

2.66m x 1.93m (8'9" x 6'4")

## Bedroom One

4.36m x 3.46m (14'4" x 11'4")



## Bathroom

2.71m x 2.52m (8'11" x 8'3")



## Garage

## Location

The property is situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From our Rhos On Sea office turn right onto the Promenade, continue along turning right by The Toad Public House, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue along, turn right onto Rhiw Road, continue to the top where Rhiw Grange can be found on the left hand side.

Council Tax Band C

Energy Performance Rating Band "C"

3 Bedroom  
Semi Detached  
House

15 Rhiw Grange  
Colwyn Bay  
LL29 7TT

**£159,950**

Reference Number: RP3433  
30/11/23

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

