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www.fletcherpoole.com

Fletcher & Poole



Flat 2,  
31 Llewelyn Road  
Colwyn Bay  
LL29 7AS

# Spacious First Floor Four Bedroom Maisonette Situated Close To The Local Amenities Of Colwyn Bay

## Description

A spacious four-bedroom maisonette situated over two floors and close to the local amenities of Colwyn Bay. The Property offers a wealth of accommodation and maintains a number of original features and viewing is highly recommended to appreciate the potential throughout.

The accommodation on the first floor briefly comprises, landing, spacious lounge with feature bay window, dining room/second lounge, kitchen, W.C, bedroom4/ study and store cupboard.

To the second floor there is a landing with a large Velux window, three double bedrooms and a family bathroom.

- ✓ SPACIOUS FOUR-BEDROOM MAISONETTE
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ MAINTAINS A WEALTH OF POTENTIAL THROUGHOUT
- ✓ NO CHAIN

## Lounge

5.23m x 4.22m (17'2" x 13'10")



## Dining Room

4.46m x 3.61m (14'8" x 11'10")

## kitchen

4.48m x 2.35m (14'9" x 7'9")



## W.C.

1.78m x 0.88m (5'10" x 2'11")

## Store Cupboard

1.19m x 0.94m (3'11" x 3'1")

## Study

2.63m x 1.71m (8'8" x 5'8")

## Bedroom One

4.51m x 4.33m (14'10" x 14'3")



## Bedroom Two

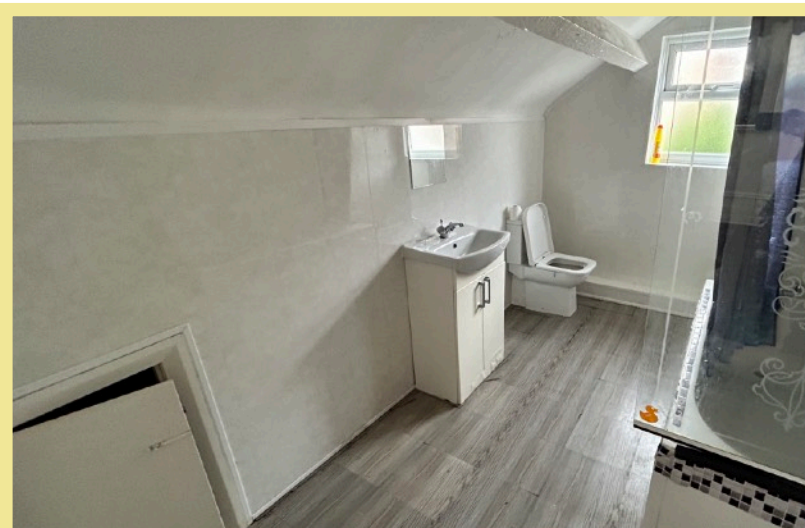
4.54m x 3.78m (14'11" x 12'5")

## Bedroom Three

3.53m x 3.20m (11'7" x 10'6")

## Bathroom

3.48m x 2.04m (11'5" x 6'8")



## Location

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 the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road, continue along taking the third right onto Llewelyn Road.

Council Tax Band B

Energy Performance Rating Band E

NB Apartment is Freehold

Maintenance is split 50/50

4 Bedroom  
First Floor  
Maisonette

Flat 2,  
31 Llewelyn Road  
Colwyn Bay  
LL29 7AS

**£119,950**

Reference Number: RP3529  
18/03/24

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

Registered Company  
Number 4687367

## Valuation

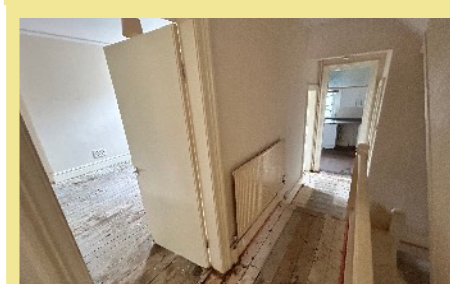
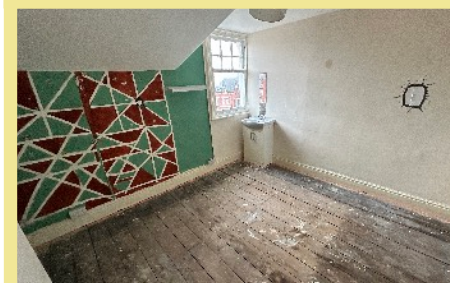
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		