

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.



9 Queens Road
Old Colwyn
LL29 9DH

Spacious Four Bedroom Detached House Situated Close To Local Amenities & With Sea Views

Description

This spacious four bedroom detached house must be viewed to not only appreciate its versatility but also the size and layout of the rooms. Close to the amenities of Old Colwyn this traditional style property has sea views and retains some original features including an impressive hallway with leaded light windows. Occupying a good size plot there is parking for several vehicles to the front of the property and access to a garage. The rear garden is mainly laid to lawn with a border surround and a paved seating area.

The accommodation on the ground floor comprises of porch, hallway with understairs storage, lounge (currently being used as a bedroom), sitting room, dining/sitting room with access to the garden, modern fitted kitchen and w.c. Stairs lead to a good size landing with access to the loft via a pull down ladder which could be used as additional accommodation and has access to under eaves storage, four bedrooms (one currently being used as a sitting room), bathroom and w.c. The light and spacious master bedroom benefits from sea views. There is gas central heating.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ VERSATILE ACCOMMODATION RETAINING SOME ORIGINAL FEATURES
- ✓ OCCUPIES A GOOD SIZE PLOT WITH AMPLE OFF ROAD PARKING AND GARAGE
- ✓ CLOSE TO AMENITIES AND WITH SEA VIEWS



4 Bedroom
Detached House

9 Queens Road
Old Colwyn
LL29 9DH

£384,950

Reduced From **£395,000**
Reference Number: **RP3407**
25/10/23

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

Registered Company
Number 4687367

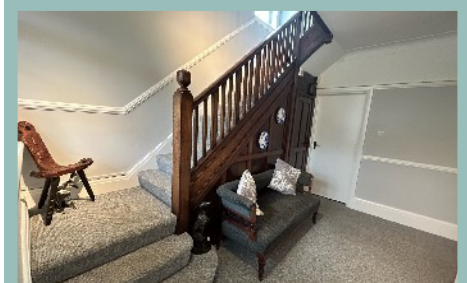
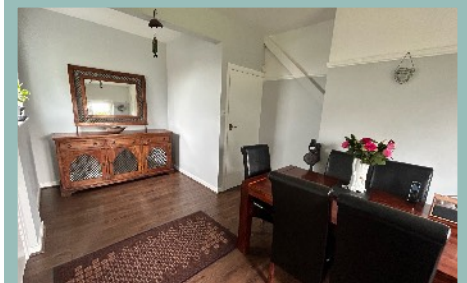
Valuation

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
web: www.fletcherpoole.com





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Porch

2.68m x 1.24m (8'10" x 4'1")

Hallway

4.01m x 3.70m (13'2" x 12'2") Maximum

Lounge/Bedroom

4.50m x 4.01m (14'9" x 13'2") Maximum

Sitting Room

4.92m x 3.64m (16'2" x 11'11") Maximum

Dining/Sitting Room

5.48m x 3.17m (18'0" x 10'5") Maximum

Kitchen

4.05m x 2.49m (13'4" x 8'2")

W.C.

2.59m x 0.88m (8'6" x 2'11")

Bedroom One

4.66m x 4.05m (15'3" x 13'4") Maximum

Bedroom Two/Sitting Room

4.97m x 3.64m (16'4" x 11'11") Maximum

Bedroom Three

3.19m x 2.66m (10'6" x 8'9")

Bedroom Four

2.80m x 2.34m (9'2" x 7'8")

Bathroom

2.20m x 1.75m (7'3" x 5'9")

W.C.

2.23m x 0.79m (7'4" x 2'8")

Attic Room

4.20m x 2.71m (13'10" x 8'11")



Location

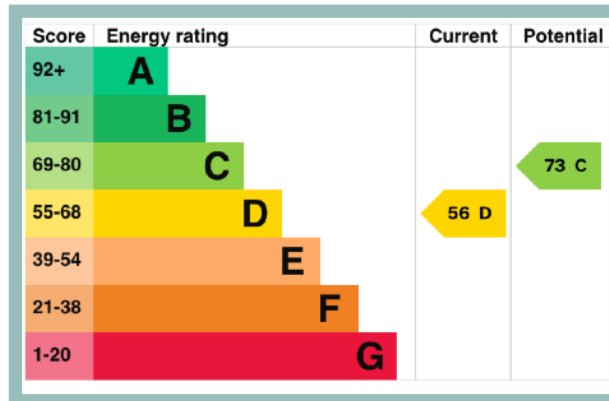
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

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.

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

Energy Performance Rating Band D



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