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www.fletcherpoole.com

Fletcher & Poole



75 Coed Coch Road
Old Colwyn
LL29 9UW

Well Presented Three Bedroom Detached Bungalow Situated In A Sought After Area

Description

This well presented three bedroom detached bungalow is situated within a desirable area of Old Colwyn, close to local shops, amenities and schools. The property benefits from extensive gardens, large rooms and a large plot. In brief the accommodation comprises of entrance porch, hallway, lounge, bedroom, ensuite, dining room/bedroom, conservatory, kitchen, utility and w.c. To the first floor there is a further bedroom, shower room, w.c, and additional storage room. To the front of the property is beautifully maintained borders with well established plants and shrubs, two lawned areas and path leading to front door. To the rear of the property is a large driveway with parking for several vehicles, access to detached garage, outhouse and additional lawn area. Viewing is essential to appreciate the plot size, beautiful gardens and accommodation on offer.

- ✓ WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ BEAUTIFULLY PRESENTED GARDENS
- ✓ SUBSTANTIAL OFF ROAD PARKING, DETACHED GARAGE & OUTHOUSE

Sitting Room

6.82m x 3.27m (22'5" x 10'9")



Kitchen/Diner

5.57m x 3.64m (18'3" x 11'11")



Utility

2.40m x 2.40m (7'10" x 7'10")

W.C.

1.89m x 1.35m (6'3" x 4'5")

Dining Room/Bedroom

3.23m x 3.12m (10'7" x 10'3")

Bedroom One

5.22m x 3.70m (17'2" x 12'2")

Ensuite

3.27m x 2.21m (10'9" x 7'3")

Conservatory

4.26m x 2.87m (14'0" x 9'5")



Store Room

3.16m x 2.99m (10'4" x 9'10")

First Floor Bedroom Two

4.09m x 3.30m (13'5" x 10'10")

Shower Room

1.52m x 1.02m (5'0" x 3'4")

W.C.

1.60m x 1.06m (5'3" x 3'6")

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 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Coed Coch Road is the third turning on the right.

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

Energy Performance Rating Band E

3 Bedroom
Detached
Bungalow

75 Coed Coch Road
Old Colwyn
LL29 9UW

£329,950

Reference Number: RP3198
14/04/23

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

