

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



43 Berth Y Glyd Road
Old Colwyn
LL29 9HT

Two Bedroom End Terrace House With An Open Aspect To The Rear & Sea Views

Description

This two bedroom end terrace house is situated close to the amenities of Old Colwyn. The well maintained property occupies a good size plot and benefits from off road parking, detached garage and summer house which has electric and is insulated, all set within a landscaped garden with paved seating areas. The rear aspect is also open with views over the sea and viewing is highly recommended to appreciate all it has to offer. On the ground floor there is a porch, hall, lounge and kitchen/diner with access to the garden. On the first floor there are two bedrooms and a bathroom. There is gas central heating and upvc double glazing.

- ✓ TWO BEDROOM END TERRACE HOUSE
- ✓ WELL MAINTAINED PROPERTY WITH AN OPEN ASPECT TO THE REAR & SEA VIEWS
- ✓ OCCUPIES A GOOD SIZE PLOT & BENEFITS FROM DETACHED GARAGE & SUMMER HOUSE
- ✓ SITUATED CLOSE TO THE AMENITIES OF OLD COLWYN

Porch

1.68m x 0.88m (5'6" x 2'11")

Lounge

4.14m x 3.60m (13'7" x 11'10")



Kitchen/Diner

5.08m x 2.68m (16'8" x 8'10")



Bedroom One

4.16m x 3.60m (13'8" x 11'10")



Bathroom

2.26m x 1.73m (7'5" x 5'8")



Bedroom Two

2.69m x 2.69m (8'10" x 8'10")

Garage

4.57m x 2.49m (15'0" x 8'2")

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 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, continue through Old Colwyn, bear right onto Llysaen Road where the road forks, turn right onto Berth Y Glyd Road at the T Junction.

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

Energy Performance Rating Band D

2 Bedroom
End Terrace
House

43 Berth Y Glyd
Road
Old Colwyn
LL29 9HT

£185,000

Reduced From £199,950

Reference Number: RP3184
3/04/23

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

