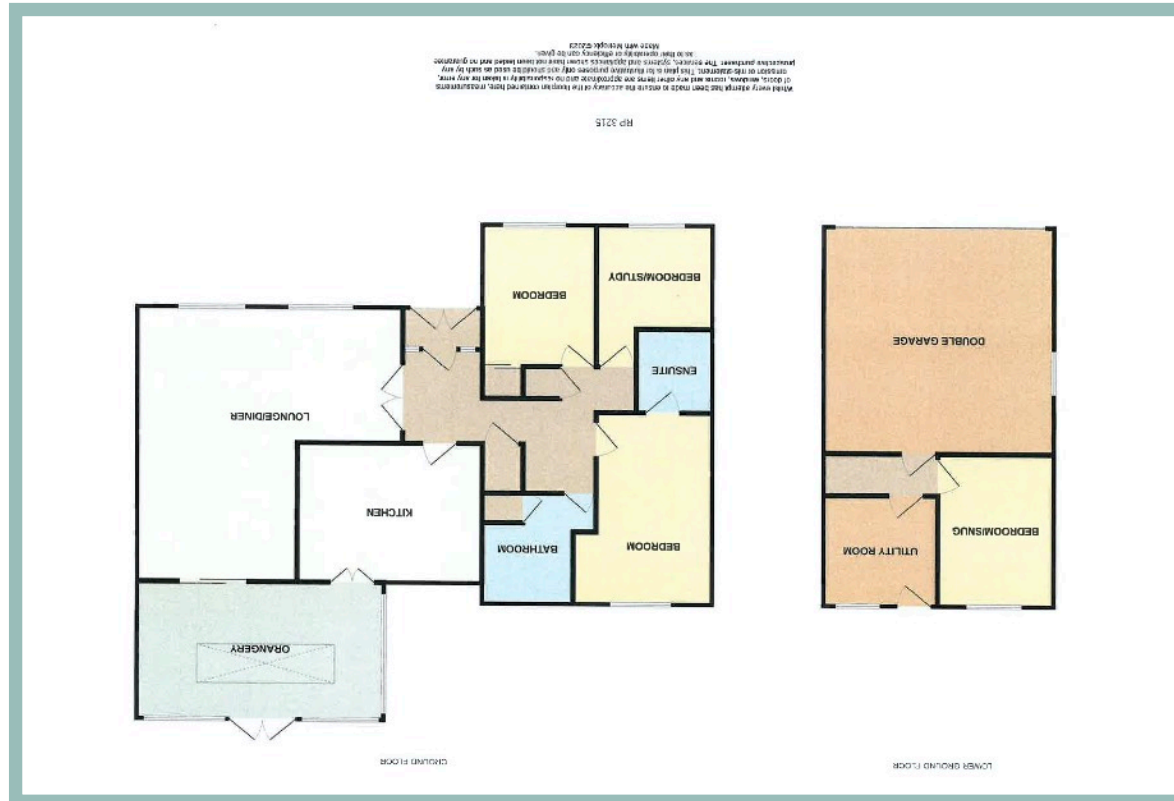


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



8 Gerddi Victoria
Upper Colwyn Bay
LL29 6DQ

Modern Four Bedroom Detached House Situated In A Quiet Cul De Sac With Far Reaching Countryside Views

Description

This modern four bedroom detached house is situated in Upper Colwyn Bay in a quiet cul de sac location with far reaching countryside views. The impressive split level accommodation includes a large L shaped lounge/dining room and orangery which is a superb extra living space. Outside there is ample off road parking, a double garage and beautifully landscaped garden laid to lawn with a variety of well established plants and shrubs and large composite decked seating area.

The accommodation comprises of porch, hallway, light and spacious L shaped lounge/diner, modern kitchen and large orangery accessed from the kitchen and lounge area. Stairs from the hallway lead to three bedrooms, the master with an ensuite and a family bathroom. On the lower level there is a potential further bedroom or snug, good size utility and access to a double garage.



- ✓ MODERN FOUR BEDROOM DETACHED HOUSE
- ✓ IMPRESSIVE SPLIT LEVEL ACCOMMODATION INCLUDING AN ORANGERY OVERLOOKING THE GARDEN
- ✓ SITUATED IN A QUIET CUL DE SAC WITH FAR REACHING COUNTRYSIDE VIEWS
- ✓ AMPLE OFF ROAD PARKING, DOUBLE GARAGE & BEAUTIFULLY LANDSCAPED GARDEN



4 Bedroom
Detached
House

8 Gerddi Victoria
Upper Colwyn Bay
LL29 6DQ

£399,950

Reference Number: RP3215
24/04/23

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

Registered Company
Number 4687367

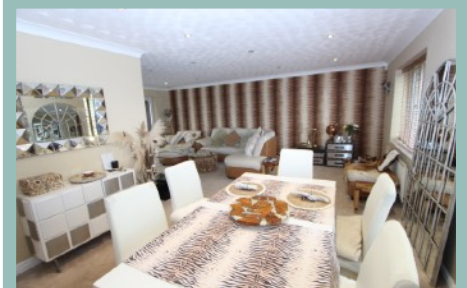
Valuation

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





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Lounge Area

6.10m x 3.40m (20'0" x 11'2")

Dining Area

6.50m x 3.50m (21'4" x 11'6")

Orangery

5.60m x 3.11m (18'4" x 10'2")

Kitchen

4.20m x 3.20m (13'9" x 10'6")

Bedroom One

4.40m x 2.60m (14'5" x 8'7")

Ensuite

1.90m x 1.70m (6'3" x 5'7")

Bedroom Two

3.20m x 2.90m (10'6" x 9'6")

Bedroom Three

2.60m x 2.30m (8'6" x 7'7")

Bathroom

2.50m x 2.20m (8'2" x 7'3")

Bedroom Four/Snug

3.50m x 2.60m (11'6" x 8'6")

Utility Room

2.80m x 2.40m (9'2" x 7'11")



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear left, take a sharp right onto St Andrews Road, turn left onto Rhodfa'r Grug, continue to the end where Gerddi Victoria can be found.

Council Tax Band F

Energy Performance Rating Band D

4 Bedroom Detached House

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Upper Colwyn Bay
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