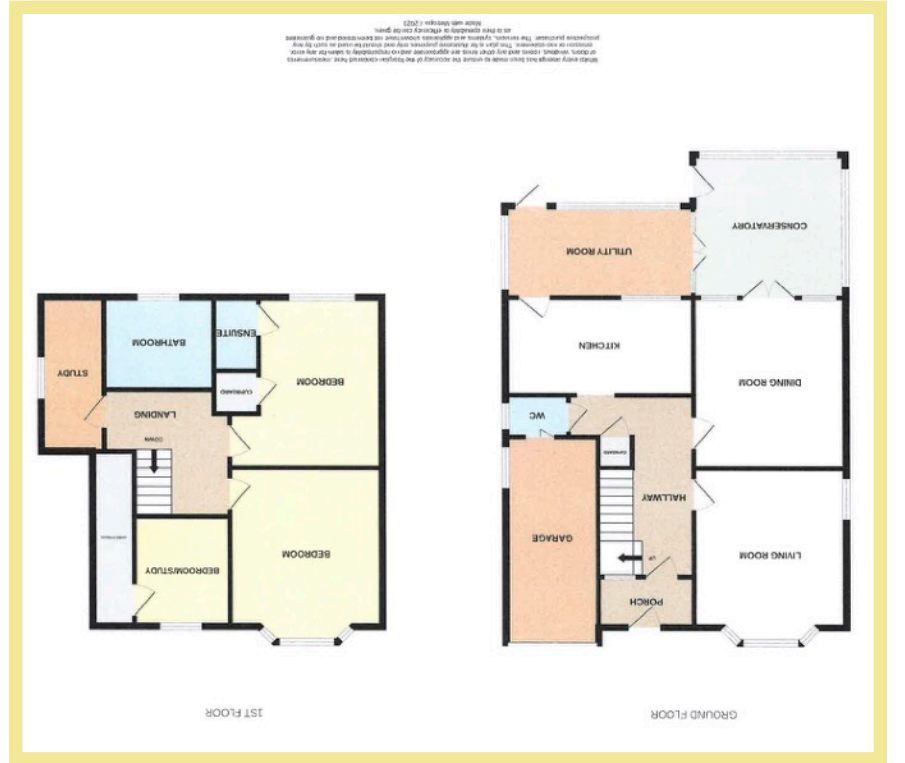
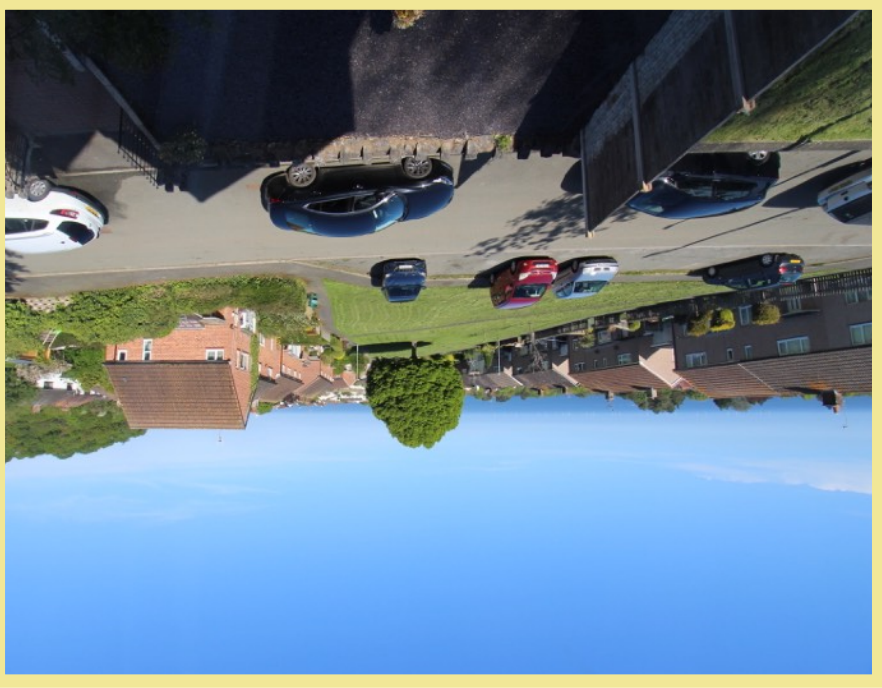


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



11 Severn Road
Colwyn Bay
LL29 8RD

Four Bedroom Detached House Situated In A Sought After Area

Description

A well presented four bedroom detached House situated close to the local shops and amenities of Colwyn Bay. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the spacious rooms and extensive rear garden. The accommodation comprises of entrance hallway, lounge, dining room with access to conservatory, kitchen, sun room with access to rear garden, w.c. and access to integral garage. To the first floor there are four good size bedrooms, the master benefitting from an ensuite shower room and a modern family bathroom benefitting from under floor heating. To the front of the property is access to ample off road parking, garage and front garden benefitting from well established plants and shrubs. To the rear is a large private garden mostly laid to lawn with patio seating area. Viewing is essential to appreciate the spacious layout, location and extensive gardens.

- ✓ WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ SUBSTANTIAL OFF ROAD PARKING & LARGE REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES & SCHOOLS

Lounge

5.02m x 3.89m (16'6" x 12'9")



Kitchen

4.76m x 2.58m (15'8" x 8'6")

Porch

2.61m x 1.23m (8'7" x 4'0")

Dining Room

4.28m x 3.96m (14'1" x 13'0")

Store Room

4.23m x 1.23m (13'11" x 4'0")

Sun Room

4.41m x 2.58m (14'6" x 8'6")

Conservatory

4.72m x 3.59m (15'6" x 11'10")

W.C.

1.81m x 0.99m (6'0" x 3'3")

Bedroom One

4.27m x 3.92m (14'0" x 12'10")



Ensuite

1.93m x 1.10m (6'4" x 3'8")

Bedroom Two

5.06m x 3.98m (16'7" x 13'1")

Bedroom Three

2.84m x 2.72m (9'4" x 8'11")

Bedroom Four

3.59m x 1.81m (11'10" x 6'0")

Bathroom

2.70m x 2.21m (8'11" x 7'3")

Garage

5.24m x 3.12m (17'2" x 10'3")

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 one 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 and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue and first right at the roundabout onto Severn Road.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

4 Bedroom
Detached
House

11 Severn Road
Colwyn Bay
LL29 8RD

£339,950

Reduced From **£349,950**
Reference Number: RP3231
15/05/23

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

