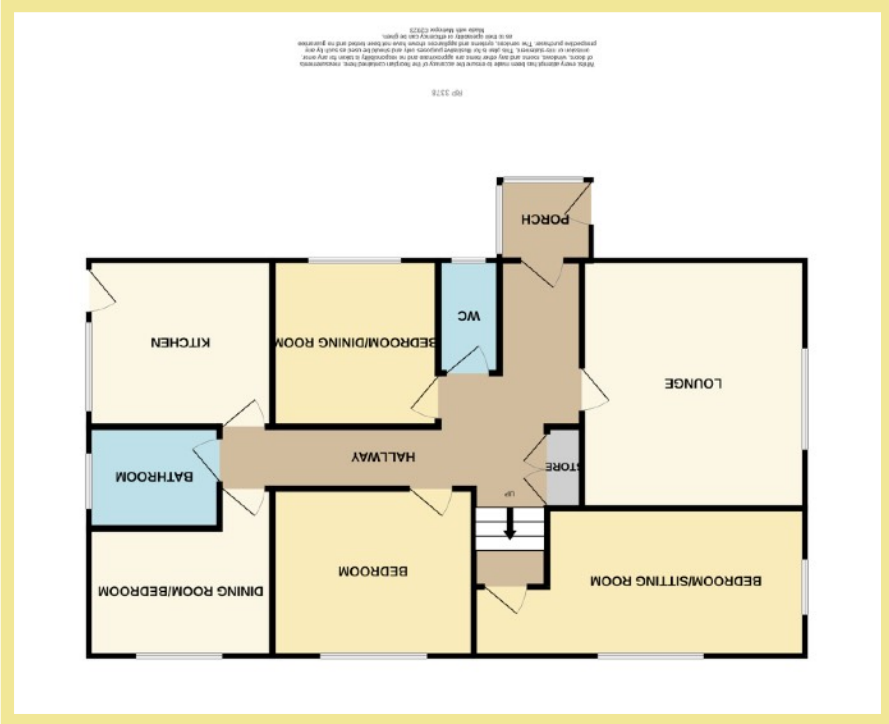


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



5 Llanellian Heights
Old Colwyn
LL29 8YB

Three Bedroom Detached Bungalow with Good Size & Versatile Accommodation

Description

This three bedroom detached bungalow is situated close to the amenities of Old Colwyn and due to its elevated position benefits from far reaching hillside views. The good size accommodation is extremely versatile and the current vendor has recently installed a new kitchen, refurbished the bathroom and added a porch to the property. Occupying a corner plot there is ample off road parking, garage and garden which includes a lawn and rockery to the side and rear garden that is mainly paved.

The accommodation comprises of porch, hallway with built in storage, lounge, dining room (which could be used as a bedroom), kitchen with access to the garden, three bedrooms, bathroom and w.c. There is upvc double glazing and gas central heating.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ GOOD SIZE VERSATILE ACCOMMODATION
- ✓ SITUATED ON AN ELEVATED CORNER PLOT WITH FAR REACHING HILLSIDE VIEWS
- ✓ OFF ROAD PARKING & GARAGE

Porch

1.68m x 1.57m (5'6" x 5'2")

Lounge

4.65m x 3.93m (15'3" x 12'11")



Kitchen

3.00m x 3.30m (9'10" x 10'10")



W.C.

1.11m x 2.05m (3'8" x 6'9")

Dining Room/Bedroom

3.00m x 3.00m (9'10" x 9'10")

Bedroom One

6.01m x 2.49m (19'8" x 8'2") Maximum



Bathroom Two

3.32m x 2.25m (10'11" x 7'5")

Bedroom Three

3.60m x 3.01m (11'10" x 9'11")

Bathroom

2.34m x 1.84m (7'8" x 6'1")



Garage

5.51m x 2.66m (18'1" x 8'9") Unde Eaves Storage

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, follow the road past Porth Eirias, turn right towards Old Colwyn, at the roundabout take the second exit onto LLanelian Road, pass the football ground on the right, turn right onto LLanelian Road where LLanelian Heights can be found on the right hand side.

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

3 Bedroom Detached Bungalow

5 Llanelian Heights
Old Colwyn
LL29 8YB

£264,950

Reduced From **£274,450**
Reference Number: RP3378
21/09/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		