

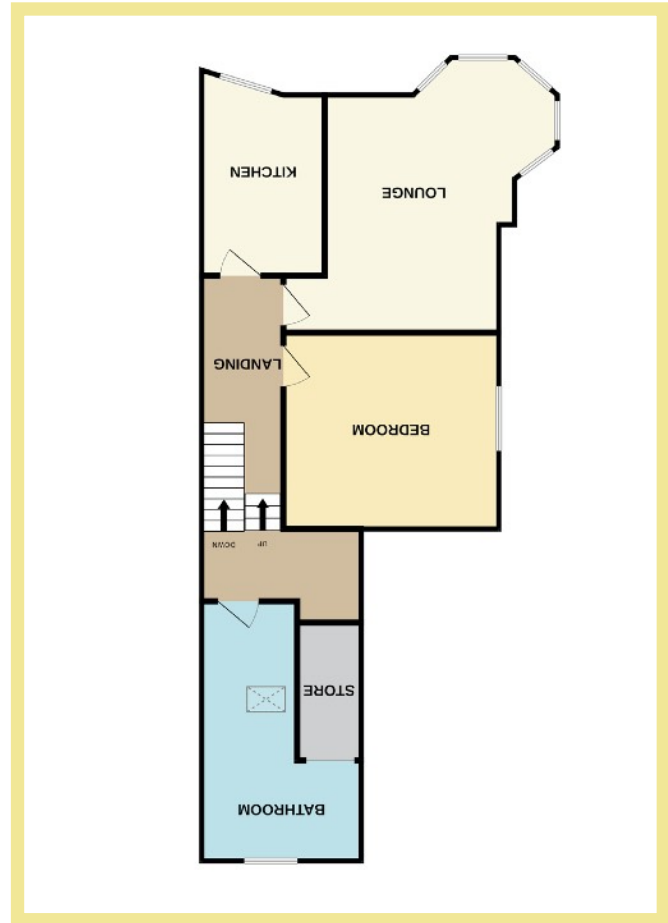
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	77 C
81-91	B		
92+	A		



Flat 3, 57 Greenfield Road
Colwyn Bay
LL29 8ES

CANNING ROAD
THE ARKIN LEADING TO
PENDORLAN AVENUE

One Bedroom Second Floor Flat Situated Close To Local Amenities & All Transport Links

Description

This one bedroom second floor flat is situated close to the amenities of Colwyn Bay, all transport links and only a short walk to the promenade. The property benefits from good size accommodation including a lounge with a distinctive turret window and sea views. There is a secure communal entrance and stairs leading to the flat which comprises of split level landing, good size lounge, kitchen, bedroom and bathroom. There is upvc double glazing and gas central heating.

- ✓ ONE BEDROOM SECOND FLOOR FLAT
- ✓ GOOD SIZE ACCOMMODATION
- ✓ SITUATED CLOSE TO LOCAL AMENITIES & ALL TRANSPORT LINKS
- ✓ NO CHAIN

Lounge

5.16m x 4.47m (16'11" x 14'8") Maximum



Kitchen

3.88m x 2.31m (12'9" x 7'7") Maximum



Bathroom

4.88m x 2.99m (16'0" x 9'10") Maximum



Bedroom

4.03m x 3.68m (13'3" x 12'1")



Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond.

Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn left onto Prince's Drive, continue to the traffic lights and continue across the A55, turn left onto Greenfield Road.

Council Tax Band: "A"

Energy Performance Rating Band : C

1 Bedroom
Second Floor Flat

Fat 3, 57 Greenfield Road
Colwyn Bay
LL29 8ES

£69,950

Reference Number: RP3359
4/09/23

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

