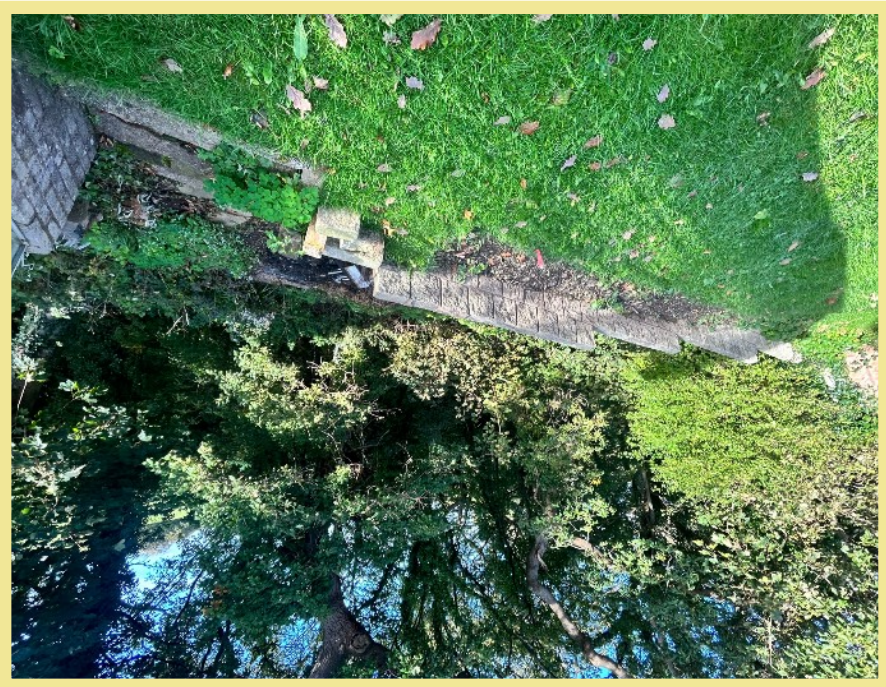


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



6 Ffordd Uchaf
Upper Colwyn Bay
LL28 5YB

Well Presented Three Bedroom Detached House Situated In A Sought After Location

Description

This well presented three-bedroom detached house is situated in the desirable area of upper Colwyn Bay, close to the local shops, schools, zoo and amenities. In brief, the accommodation comprises of entrance porch, large lounge, dining room with sliding doors out into rear garden, kitchen with access to integral garage and utility room. To the first floor there are three good size bedrooms and a family bathroom. To the rear of the property is a large garden, benefiting from a large, raised patio area, large lawned area and small woodland to the rear. To the front of the property in access to off road parking, integral garage and lawned area. Viewing is essential to appreciate the spacious layout, location, and plot size this property has to offer.

- ✓ WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN UPPER COLWYN BAY
- ✓ OFF ROAD PARKING AND ACCESS TO LARGE GARAGE
- ✓ SAT UPON A LARGE PLOT
- ✓ NO CHAIN

Lounge

5.73m x 4.54m (18'9" x 14'11")



Kitchen

3.49m x 3.06m (11'6" x 10'1")



Utility

2.19m x 1.39m (7'2" x 4'7")

Dining Room

3.22m x 2.72m (10'7" x 8'11")

Bedroom One

4.71m x 3.10m (15'5" x 10'2")



Bedroom Two

3.67m x 3.21m (12'0" x 10'7")

Bedroom Three

3.65m x 3.28m (12'0" x 10'9")

Bathroom

2.08m x 2.01m (6'10" x 6'7")

Store Room

1.84m x 1.45m (6'1" x 4'9")

Garage

8.81m x 2.87m (28'11" x 9'5")

Location

The property is located in a countryside cul de sac and neighboured by the Welsh Mountain Zoo. Colwyn Bay and Llandudno with their local amenities are nearby. The property is conveniently located for the A55 dual carriageway 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 for about a mile, turn right by The Toad Public House, go straight ahead at the crossroads, go straight ahead at the mini roundabout, turn right onto Lansdowne Road, carry on up Kings Road, turn right onto the Old Highway signposted to the Zoo, continue past the Zoo, Ffordd Uchaf can be found on the right.

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

Energy Performance Rating Band TBC

3 Bedroom
Detached House

6 Ffordd Uchaf
Upper Colwyn Bay
LL28 5YB

£219,950

NO CHAIN

Reference Number: RP3413
2/11/2023

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

