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Fletcher & Poole



32 Llawr Pentre  
Old Colwyn  
LL29 9RP



# Two Bedroom End Terrace House Situated Close To Local Shops

## Description

This two bedroom end terrace cottage is situated in Old Colwyn, close to the local shops and amenities and is only a short drive to the A55 dual carriageway. The property has recently been redecorated and new carpets fitted. The cottage comprises of lounge, kitchen/diner stairs lead up from the kitchen to the first floor where there are two bedrooms and bathroom. To the front there is an enclosed garden laid to lawn and to the side there is a garage and shed.

- ✓ TWO BEDROOM END TERRACE HOUSE
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ ENCLOSED GARDEN
- ✓ NO CHAIN

## Living Room

3.97m x 4.10m (13'0" x 13'6")



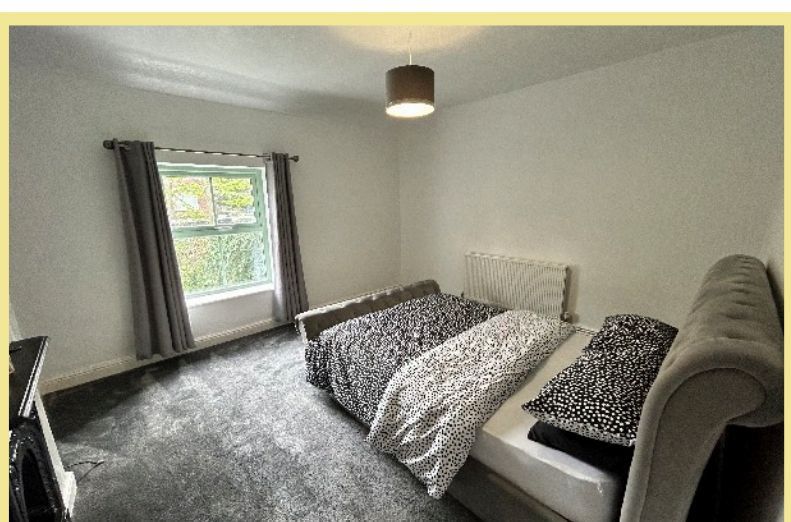
## Kitchen/Diner

4.10m x 3.57m (13'6" x 11'9")



## Bedroom One

3.98m x 3.65m (13'1" x 12'0")



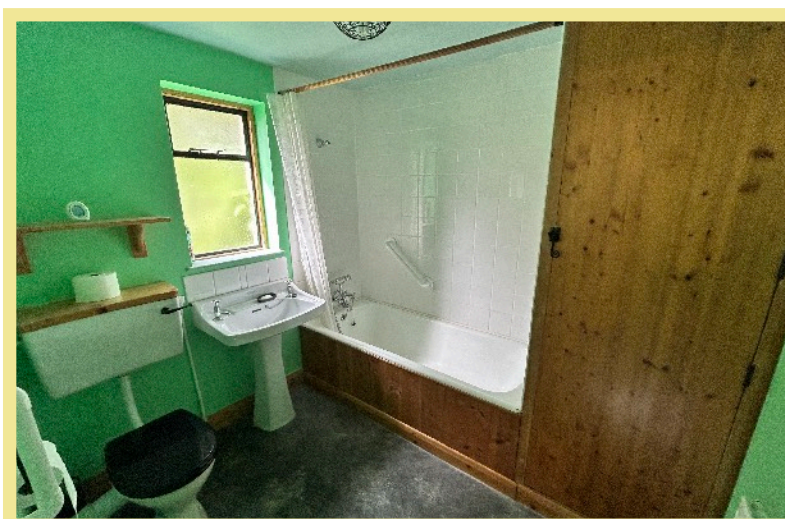
## Bedroom Two

3.16m x 2.94m (10'4" x 9'8")



## Bathroom

2.94m x 2.15m (9'8" x 7'1")



## Location

Situated in the town of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its variety of 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Llawr Pentre is the second turning on the right.

Council Tax Band: "B" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band TBC

2 Bedroom  
End Terrace  
House

32 Llawr Pentre  
Old Colwyn  
LL29 9RP

£179,950

Reference Number: RP3554  
16/04/24

Fletcher & Poole,  
1A Penrhyn Avenue  
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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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

