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www.fletcherpoole.com

Fletcher & Poole



24 Belgrave Road
Colwyn Bay
LL29 8EY

A Substantial Four Bedroom Semi Detached House In The Centre Of Colwyn Bay

Description

This substantial four bedroom semi-detached house offers spacious accommodation in the centre of Colwyn Bay, close to the shops, supermarket, schools and amenities. Comprising of a good sized entrance hall, 3 reception rooms, kitchen, shower room and w.c, understairs storage and an additional rooms for more storage/office or utility room. Upstairs there is a spacious landing off which there are four bedrooms, large family bathroom with bath and separate shower and an additional room for use as an office or additional storage.

To the rear there is a low maintenance backyard with access around the side of the house to the front where there is roadside parking

- ✓ SUBSTANTIAL FOUR BEDROOM SEMI-DETACHED HOUSE
- ✓ IDEAL FAMILY HOME
- ✓ CONVENIENT LOCATION IN THE CENTRE OF COLWYN BAY CLOSE TO THE AMENITIES
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER
- ✓ NO CHAIN

Reception Room 1

4.41m x 3.01m (14'6" x 9'11")



Reception Room 2

4.21m x 3.85m (13'10" x 12'8")

Reception Room 3

4.39m x 3.49" (14'5" x 11'5")

Shower Room

2.47m x 1.09m (8'1" x 3'7")

W.C.

1.43m x 0.78m (4'8" x 2'7")

Storage Room/Office/Utility

3.49m x 1.18m (11'6" x 3'11")

Kitchen

3.97m x 2.38m (13'0" x 7'10")



Bedroom One

3.71m x 3.47m (12'2" x 11'5")

Bedroom Two

4.22m x 3.03m (13'10" x 9'11")

Bedroom Three

3.69m x 2.81m (12'1" x 9'3")

Bedroom Four

3.64m x 3.47m (11'11" x 11'5")

Bathroom

5.04m x 2.38m (16'6" x 7'10")

Office/Storage

4.01m x 1.11m (13'2" x 3'8")

Location

The property is located near the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located close to 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 on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road, pass through the centre of the town and take the left turn onto Belgrave Road.

Council Tax Band D

Energy Performance Rating Band "D"

4 Bedroom
Semi Detached
House

24 Belgrave Road
Colwyn Bay
LL29 8EY

£199,950

Reference Number: RP3462
18/01/24

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

