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www.fletcherpoole.com

Fletcher & Poole



20 St Davids Road
Old Colwyn
LL29 9BH

THREE BEDROOM DETACHED HOUSE WITH A LARGE ENCLOSED GARDEN, GARAGE AND OFF ROAD PARKING FOR UP TO FOUR CARS

Description

This three bedroom detached house is situated on the outskirts of Old Colwyn with its local shops and other amenities. The property enjoys sea views from the rear. The accommodation comprises of: Entrance porch, w.c, study and utility room to the ground floor. Stairs lead up to the light spacious lounge, kitchen, three bedrooms and a family bathroom. To the rear there is a large enclosed garden which is mainly laid to lawn with access to the garage. To the front of the house there is a driveway with off road parking for up to four cars.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ LARGE ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING FOR UP TO 4 CARS
- ✓ GARAGE
- ✓ SEA VIEWS FROM THE REAR

Living Room

4.63m x 3.56m (15'2" x 11'8")



Kitchen

5.36m x 1.97m (17'7" x 6'6")



Porch

1.87m x 1.84m (6'2" x 6'1")

W.C.

2.02m x 0.83m (6'8" x 2'9")

Study

2.88m x 1.75m (9'6" x 5'9")

Utility

2.65m x 1.90m (8'8" x 6'3")

Bedroom One

4.77m x 3.32m (15'8" x 10'11")



Bedroom Two

2.86m x 2.32m (9'5" x 7'8")

Bedroom Three

2.59m x 2.49m (8'6" x 8'2")

Bathroom

2.27m x 1.94m (7'6" x 6'5")

Garage

4.89m x 2.89m (16'1" x 9'6")

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 towards the Promenade, turn right on to the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, continue through Old Colwyn pass Aldi on the right, turn left onto Queens Road, take the second turning on the right onto Sefton Road and first right onto St Davids Road.

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

Energy Performance Rating Band D

3 Bedroom Detached House

20 St Davids Road
Old Colwyn
LL29 9BH

£194,950

Reference Number: RP3482
6/02/24

Fletcher & Poole,
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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

