

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



12 Hillside Road
Colwyn Bay
LL29 7EL

Spacious Four Bedroom Semi Detached House Situated Close To Local Amenities

Description

A spacious four bedroom semi detached house which maintains a wealth of original features and is situated close to the local amenities of Colwyn Bay.

The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, open plan kitchen/diner and proximity to the local amenities of Colwyn Bay

The accommodation on the ground floor briefly comprises, porch, Hallway, Spacious lounge to front aspect with feature bay window, a second lounge/snug, a large open plan kitchen/diner with fully fitted kitchen and cupboard under the stairs. Upstairs there is a landing, large master double bedroom to front aspect, a second large double bedroom, a smaller double bedroom, a single bedroom and family bathroom.

Outside to the front is walled with a gate. The rear garden is enclosed and laid to concrete for low maintenance with raised planters and access to a large basement which is used as a workshop/utility with access to further outbuildings.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES THROUGHOUT
- ✓ THREE LARGE DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- ✓ NO CHAIN

Porch

1.21m x 1.20m (4'0" x 3'11")

Lounge

4.36m x 3.93m (14'4" x 12'11") Maximum



Kitchen/Diner

5.41m x 3.99m (17'9" x 13'1") Maximum



Lounge/2/Games Room

3.43m x 3.03m (11'3" x 9'11")

Bathroom

1.69m x 1.69m (5'7" x 5'7")

Bedroom One

4.41m x 3.32m (14'6" x 10'11")



Bedroom Two

3.64m x 3.57m (11'11" x 11'9")

Bedroom Three

3.30m x 3.04m (10'10" x 10'0")

Bedroom Four

2.54m x 1.78m (8'4" x 5'10")

Cellar

5.02m x 3.49m (16'6" x 11'6")

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near 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 and after St Pauls Church turn right onto Rhiw Road, Hillside Road is the third turning on the right.

Council Tax Band D

Energy Performance Rating Band "D"

4 Bedroom
Semi Detached
House

12 Hillside Road
Colwyn Bay
LL29 7EL

offers over

£200,000

Reduced From £219,950

Reference Number: RP3461
15/01/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

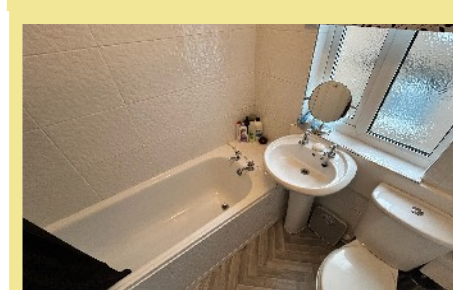
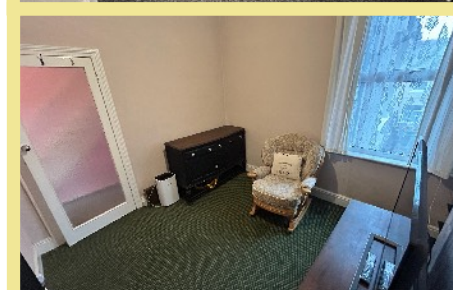
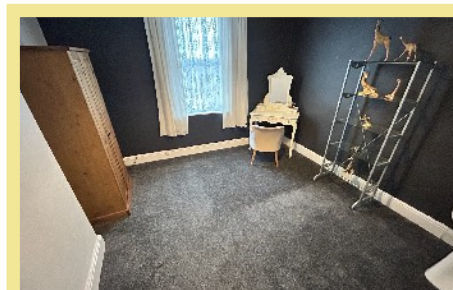
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		