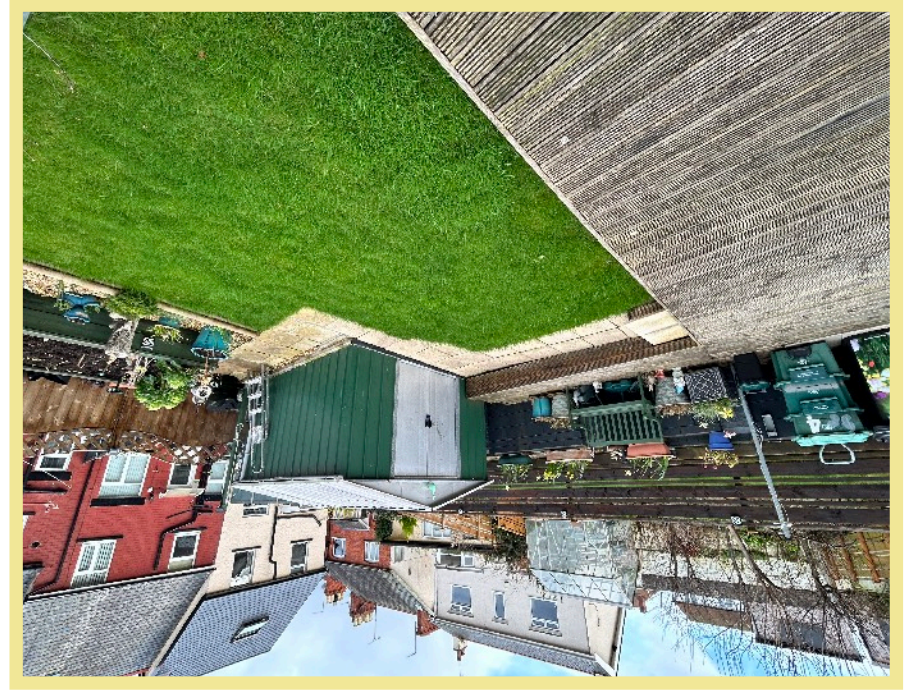
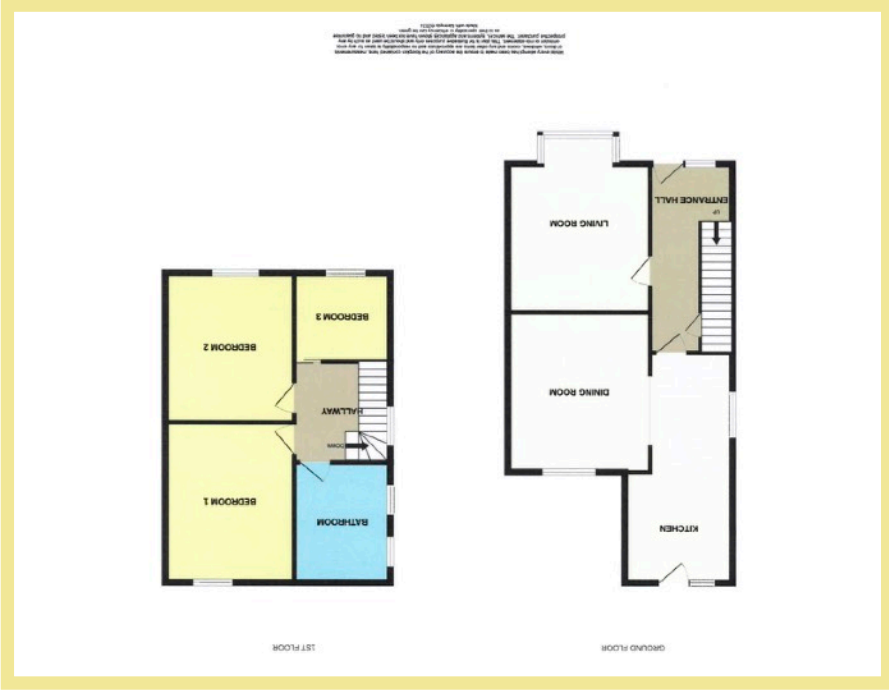


We endeavor to make our sales details accurate and reliable but they should not be relied on as

www.fletcherpoole.com

Fletcher & Poole



4 Marine Avenue
Old Colwyn
LL29 9TR

Well Presented Three Bedroom Semi Detached House

Description

This well presented three bedroom semi detached house is situated in a cul de sac location close to the local shops, schools and amenities of Old Colwyn. The accommodation comprises, hallway, lounge, kitchen with opening into the dining area and entrance onto the rear garden. To the first floor there are three bedrooms and a family bathroom. To the rear is a decking area with sitting space and a low maintenance garden.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ CUL DE SAC POSITION
- ✓ LOUNGE AND SEPARATE DINING ROOM
- ✓ SITUATED CLOSE TO SCHOOL, AMENITIES & A55

Entrance Hallway

4.86m x 2.12m (16'0" x 6'11")

Living Room

3.63m x 3.81m (11'11" x 12'6")



Kitchen

5.80m x 2.63m (19'0" x 8'8")



Dining Room

4.10m x 3.66m (13'6" x 12'0")

Bedroom One

4.12m x 3.31m (13'6" x 10'11")



Bedroom Two

3.85m x 3.16m (12'8" x 10'5")

Bedroom Three

2.27m x 2.13m (7'6" x 7'0")

Bathroom

3.04m x 2.95m (10'0" x 9'8")



Location

The property is located in 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, as is the main rail line from Holyhead to London Euston.

Directions

From the Rhos on Sea office turn right onto the Promenade, follow the Promenade down, taking a right turn signposted Old Colwyn, proceed to the roundabout, take the 2nd exit onto Llanelian Road, carry straight on and Marine Avenue can be found on the right.

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

Energy Performance Rating Band "E"

3 Bedroom
Semi Detached
House

4 Marine Avenue
Old Colwyn
LL28 9TR

£204,950

Reference Number: RP3511
26/02/24

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

