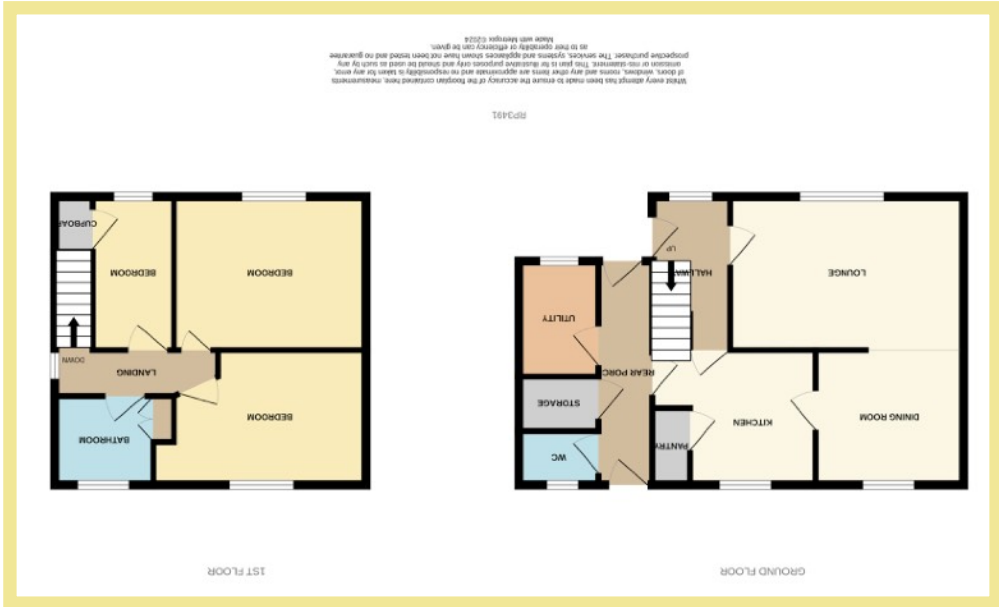


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not

www.fletcherpoole.com

Fletcher & Poole



47 Maes Y Glyn
Colwyn Bay
LL29 8RE

FULLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE

SITUATED CLOSE TO LOCAL AMENITIES

Description

A fully refurbished and beautifully presented three-bedroom semi-detached house situated on a good sized plot and close to the local amenities of Colwyn Bay. The property has been refurbished by the current owner to include internally a full rewire, new modern fitted kitchen with integrated appliances, modern contemporary bathroom, redecorated and new carpets throughout. The property also benefits from a new boiler within the last couple of years, UPVC double glazing and viewing is highly recommended to appreciate the spacious layout, presentation throughout and good-sized plot with mature shrubs and trees. The property downstairs briefly comprises, a light spacious hallway with window, good sized lounge with an open plan dining room leading off it, modern fitted kitchen with integrated appliances and storage area under the stairs, there is also access to a rear porch, with access to utility room, garden storeroom and w.c. Upstairs there are two large double bedrooms a good-sized single bedroom with built in wardrobe and a new modern contemporary bathroom with a shower over the bath. Outside the property is situated on a large corner plot and the rear garden has fenced and hedged borders, laid to lawn with a variety of mature shrubs and trees with sea views towards Rhos on sea.

- ✓ FULLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED ON A LARGE CORNER PLOT
- ✓ VIEWING ESSENTIAL TO SEE PRESENTATION THROUGHOUT
- ✓ NEW MODERN CONTEMPORARY KITCHEN AND BATHROOM
- ✓ GOOD SIZED REAR GARDEN WITH MATURE SHRUBS AND TREES
- ✓ NO CHAIN

Lounge

4.73m x 2.95m (15'6" x 9'8")



Kitchen

2.97m x 2.91m (9'9" x 9'7")

Dining Room

2.92m x 2.71m (9'7" x 8'11")

Pantry

1.27m x 0.75m (4'2" x 2'6")

Rear Porch

4.84m x 1.00m (15'11" x 3'4")

Under Stairs

1.73m x 0.74m (5'8" x 2'5")

Utility

2.89m x 1.67m (9'6" x 5'6")

Store Room

1.65m x 0.80m (5'5" x 2'8")

W.C.

1.56m x 0.80m (5'2" x 2'8")

Bathroom

2.38m x 1.66m (7'10" x 5'6")



Bedroom One

3.93m x 3.18m (12'11" x 10'5")

Bedroom Two

3.86m x 2.72m (12'8" x 8'11")

Bedroom Three

3.01m x 1.92m (9'11" x 6'4")

Wardrobe

1.24m x 0.74m (4'1" x 2'5")

Cupboard

1.02m x 0.49m (3'4" x 1'8")

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 one 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 onto the Promenade and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue and left onto Maes Y Glyn.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

47 Maes Y Glyn
Colwyn Bay
LL29 8RE

£174,950

Reference Number: RP3491
6/02/24

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

