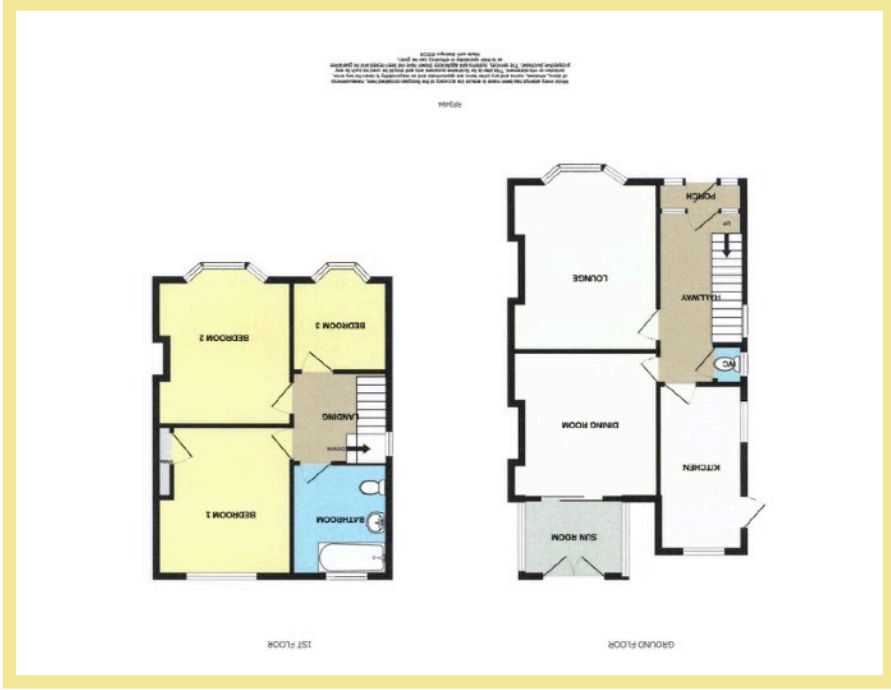


We endeavor to make our sales details accurate and reliable but they should not be relied on as

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



67 Min Y Don Avenue  
Old Colwyn  
LL29 9SU

# Three Bedroom Semi Detached House Situated Close To The Promenade & Local Amenities

## Description

This three bedroom semi detached house is situated in Old Colwyn, close to the local amenities of Old Colwyn, schools and Promenade.

The accommodation on the ground floor briefly comprises of:

Porch, hallway, good sized light lounge, dining room with sliding doors into the conservatory, kitchen and w.c To the first floor there are two double bedrooms, a single bedroom/office and a family bathroom.

Outside to the front of the property there is off road parking on the driveway and a garage and to the rear there is an enclosed garden with various decked areas, covered pergola and garden bar area.

The property benefits from UPVC double glazing and gas central heating throughout

- ✓ THREE BEDROOM SEMI DETACHED HOUSE CLOSE TO THE LOCAL AMENITIES
- ✓ OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED REAR GARDEN WITH DECKED SEATING AREA, PERGOLA AND GARDEN BAR
- ✓ NO CHAIN

## Lounge

4.19m x 3.60m (13'9" x 11'10")



## Kitchen

4.12m x 2.06m (13'6" x 6'9")



## Porch

1.91m x 0.70m (6'3" x 2'4")

## Hallway

3.84m x 2.07m (12'7" x 6'10")

## Dining Room

3.63m x 3.60m (11'11" x 11'10")

## Conservatory

2.53m x 1.92m (11'7" x 6'4")

## W.C.

0.95m x 0.72m (3'2" x 2'5")

## Bedroom One

3.64m x 3.60m (11'11" x 11'10")



## Bedroom Two

3.54m x 3.33m (11'8" x 10'11")

## Bedroom Three

2.37m x 2.23m (11'1" x 7'4")

## Bathroom

2.81m x 2.02m (9'3" x 6'8")

## 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 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 right along the Promenade, turn right for Old Colwyn, turn left onto Abergele Road, turn left onto Albert Road where Min Y Don Avenue can be found at the end on the left.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

3 Bedroom  
Semi Detached  
House

67 Min Y Don  
Avenue  
Old Colwyn  
LI29 9SU

**£224,950**

Reference Number: RP3494  
15/02/23

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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

