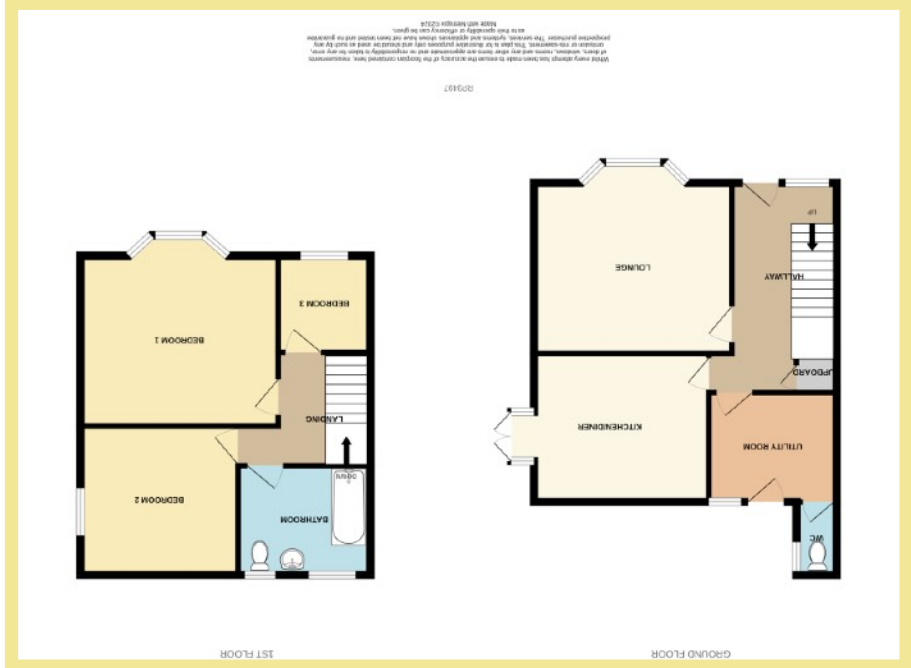


www.fletcherpoole.com

We endeavour 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 travelling some distance to view the property.



25 Wynn Avenue
 Old Colwyn
 LL29 9RF

Immaculately Presented & Modernised Three Bedroom Semi Detached House Situated Close To The Local Shops, Schools & Promenade

Description

This immaculately presented three bedroom semi detached house has been refurbished and modernised by the current owners yet still retaining some original features. The house has been rewired, new gas central heating and boiler, new UPVC double glazing throughout, new modern fully fitted kitchen with integrated fridge/freezer and integrated dishwasher, new contemporary bathroom and garden fencing. Viewing is highly recommended to appreciate the refurbishment, layout and location.

The accommodation on the ground floor briefly comprises of: covered porch through the original door to the hallway and original wooden floor, light and spacious lounge with bay window and wooden floors, new fully fitted kitchen/diner with French doors onto the side garden with enclosed patio seating area, utility room with w.c. To the first floor there are two double bedrooms, the master bedroom benefitting from a bay window making it very light, a single bedroom and new modern contemporary family bathroom. Outside to the front the garden is enclosed and mainly laid to lawn with fenced borders and well established plants & shrubs. The side garden is again enclosed and has a lovely paved patio seating area leading onto a gravel area with shed and driveway.

- ✓ IMMACULATEDLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ RECENTLY REFURBISHED AND MODERNISED BY THE CURRENT OWNERS
- ✓ ENCLOSED GARDENS AND PAVED SEATING AREAS
- ✓ OFF ROAD PARKING
- ✓ SITUATED IN A SOUGHT AFTER AREA

Hallway

4.62m x 1.93m (15'2" x 6'4")

Lounge

4.20m x 4.22m (13'9" x 13'10")



Kitchen/Diner

3.33m x 3.23m (10'11" x 10'7")



Utility

2.74m x 2.38m (9'0" x 7'10")

W.C.

1.50m x 0.85m (4'11" x 2'10")

Bedroom One

4.36m x 4.21m (14'4" x 13'10")



Bedroom Two

3.34m x 3.22m (11'0" x 10'7")

Bedroom Three

2.08m x 1.94m (6'10" x 6'5")

Bathroom

2.78m x 2.25m (9'2" x 7'5")



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 towards the Promenade, turn right onto 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, take the eighth left turn onto Wynn Avenue, No 25 can be found on the right hand side.

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

3 Bedroom
Semi Detached
House

25 Wynn Avenue
Old Colwyn
LL29 9RF

£294,950

Reduced From **£304,950**

Reference Number: RP3497
21/02/24

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

Registered Company
Number 4687367

Valuation

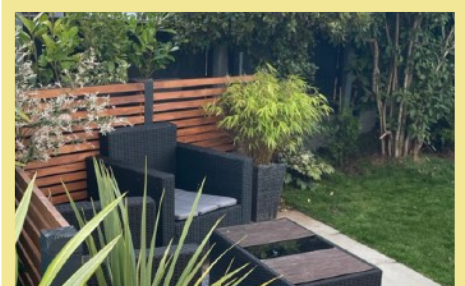
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		