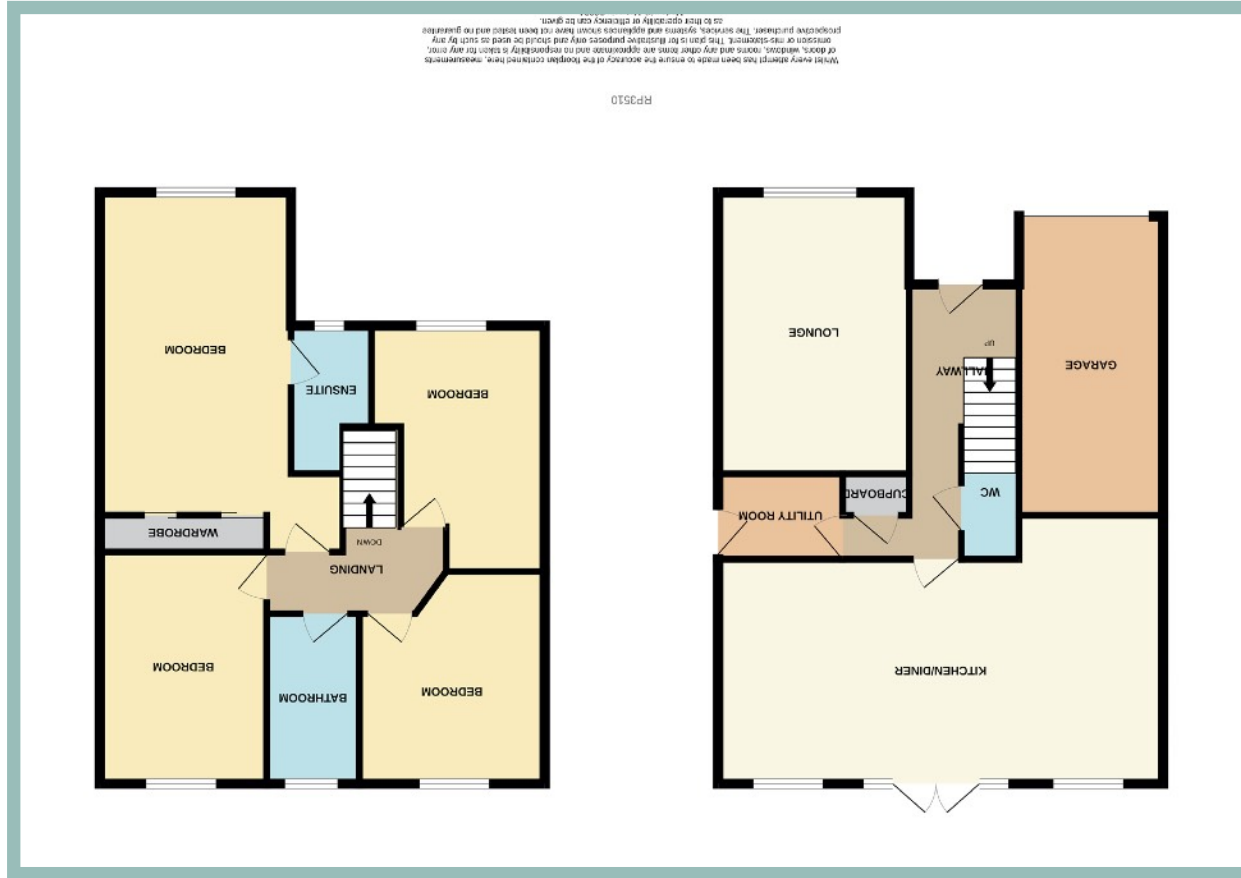


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 traveling some distance to view the property.



Beautifully Presented Four Bedroom Detached House Situated In An Elevated Position With Far Reaching Sea Views To The Rear

Description

This beautifully presented four bedroom detached house is less than three years old and is set in an elevated position with far reaching sea views to the rear.

Situated on the highly desirable development of Parc Elian in Old Colwyn. The property also benefits from UPVC double glazing, gas central heating and full fibre broadband. Viewing is highly recommended to appreciate the presentation throughout, modern open plan kitchen/diner and landscaped garden to the rear which backs onto to open woodland.

The accommodation briefly comprises on the ground floor hallway, spacious lounge, modern open plan kitchen/diner with a modern fitted kitchen with integrated appliances, separate utility room, w.c. and store cupboard. To the first floor there is a landing, spacious master bedroom with fitted wardrobes and a modern contemporary fully tiled ensuite shower room, a further two large double bedrooms one which has sea views, a fourth smaller double bedroom with sea views, a modern contemporary fully tiled family bathroom and an airing cupboard. Outside to the front is off road parking for two vehicles with access to a garage. The rear garden is landscaped with a patio which runs the full width of the property with an electric awning for shade, laid to lawn with views towards the open woodland.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ VIEWS TO THE REAR OF OPEN WOODLAND & TOWARDS THE SEA
- ✓ MODERN OPEN PLAN KITCHEN/DINER
- ✓ OFF ROAD PARKING & GARAGE



4 Bedroom
Detached House

7 Clos Emlyn
Old Colwyn
LL29 8EH

£384,950

NO CHAIN

Reference Number: RP3510
23/02/24

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

Registered Company
Number 4687367

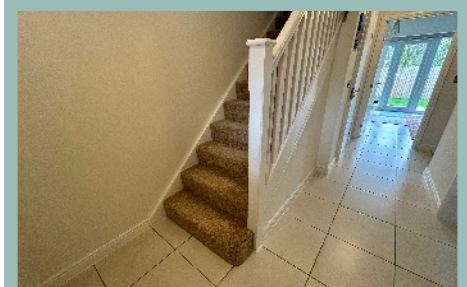
Valuation

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





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Lounge

4.70m x 3.40m (15'5" x 11'2")

Kitchen/Diner

8.37m x 3.64m (27'6" x 11'9")

Utility

2.25m x 1.76m (7'5" x 5'9")

W.C.

1.72m x 0.92m (5'8" x 3'1")

Cupboard

1.12m x 0.55m (3'8" x 1'10")

Master Bedroom

5.94m x 3.32m (19'6" x 10'11") Into wardrobe

Ensuite

2.23m x 1.73m (7'4" x 5'8")

Bedroom Two

4.52m x 3.13m (14'10" x 10'3")

Bedroom Three

3.67m x 3.11m (12'1" x 10'3")

Bedroom Four

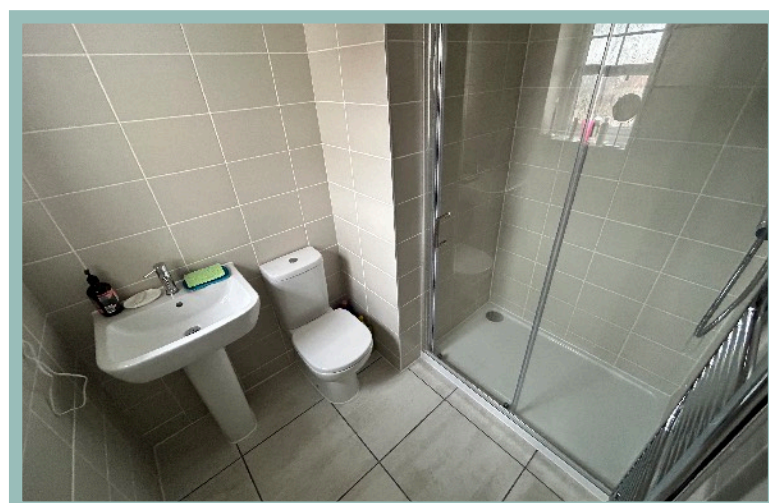
3.22m x 3.06m (10'7" x 10'0")

Bathroom

2.96m x 2.01m (8'7" x 6'7")

Cupboard

0.83m x 0.83m (2'9" x 2'9")



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 onto the Promenade, continue along the promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanelian Road which turns into Dolwen Road, continue up the hill where Clos Emlyn can be found on the right. If using Sat Nav for directions then use LL29 8UP as the postcode and continue up the hill for 200m and take the first right onto the estate and first right again.

Garage

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

Energy Performance Rating Band B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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