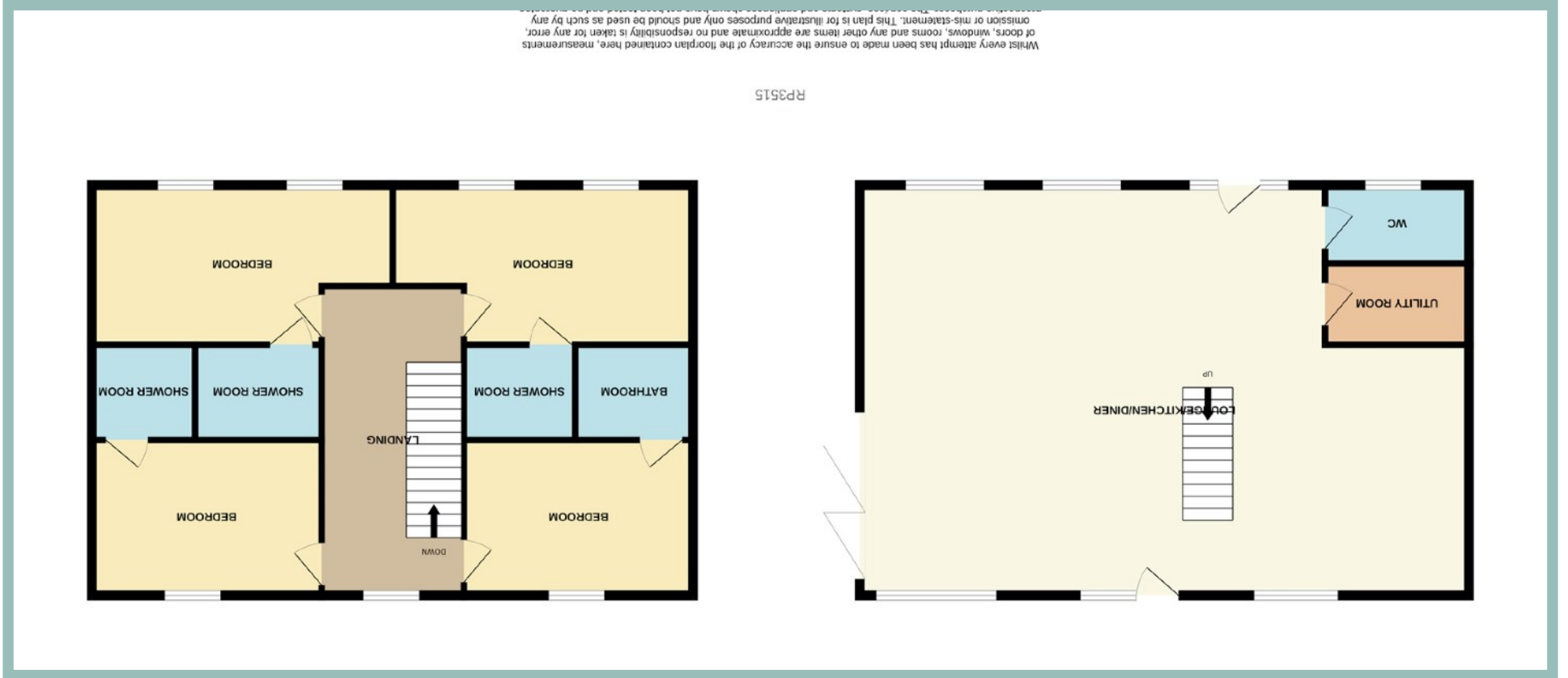


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Fully Refurbished & Beautifully Presented Four Bedroom Detached House Situated On A Large Plot Backing Onto An Open Wooded Valley With A Stream

Description

A fully refurbished and beautifully presented four bedroom detached house, situated on a large plot backing onto a wooded valley with stream. The property has been fully refurbished by the current owners to include externally, new windows, bi-folding doors of the main living area, re-rendered and a landscaped driveway laid to slate with new boundary fences. Internally the property has been beautifully refurbished and benefits from a full electrical rewire, new central heating system with Ideal combination boiler and anthracite radiators throughout, a top of the range Howdens kitchen, with integrated appliances, large island with Bosch induction hob and extractor fan above with white Onyx worktops with undermounted sink, Herringbone LVT click flooring throughout downstairs with a feature modern glass and chrome stair case in the centre of the house, upstairs the property benefits from new carpets throughout with four new bathrooms, one which has a bath and the other three have digital showers. Viewing is highly recommended to appreciate the spacious open plan living space, presentation throughout and large plot backing onto open woodland.

The accommodation on the ground floor briefly comprises, large open plan lounge/kitchen/diner with bifold doors onto the rear garden, separate utility room and w.c. Upstairs there is a spacious light landing, with four large double bedrooms each benefiting from their own ensuite.

Outside there is off road parking for around four cars with fenced borders, to the side of the property steps lead upto a raised area with mature shrubs. To the rear of the property is a large garden which back onto a wooded valley with picturesque stream running through it.

- ✓ FULLY REFURBISHED FOUR BEDROOM DETACHED HOUSE
- ✓ BACKING ONTO A WOODED VALLEY WITH STREAM
- ✓ OFFERS LARGE OPEN PLAN LIVING SPACE WITH BIFOLD DOORS
- ✓ MODERN KITCHEN WITH FEATURE ISLAND
- ✓ FOUR BEDROOMS AND FOUR BATHROOMS
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN



4 Bedroom Detached House

9 Mill Drive
Old Colwyn
LL29 9YA

£374,950

NO CHAIN

Reference Number: RP3515
1/03/24

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

Registered Company
Number 4687367

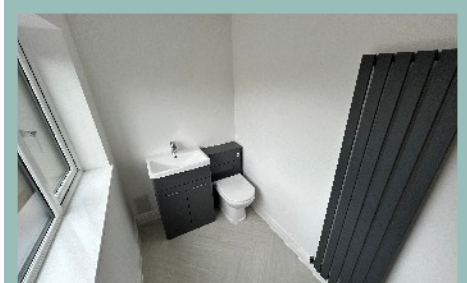
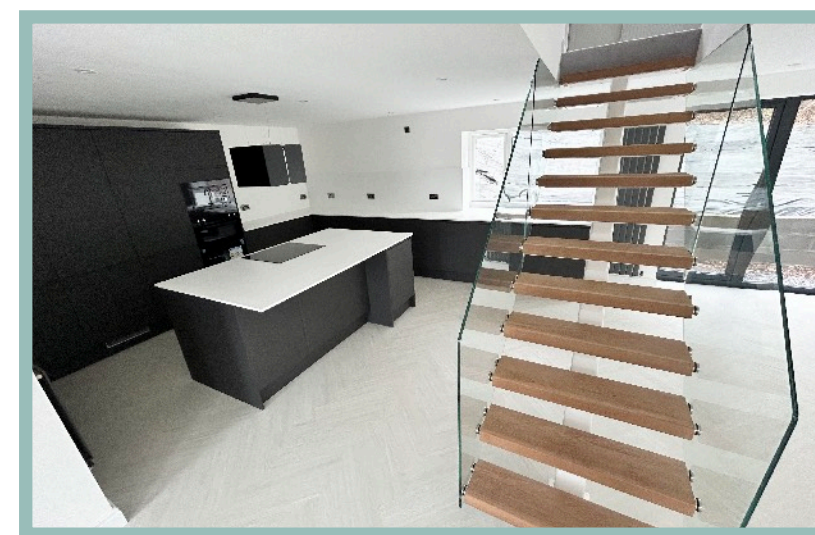
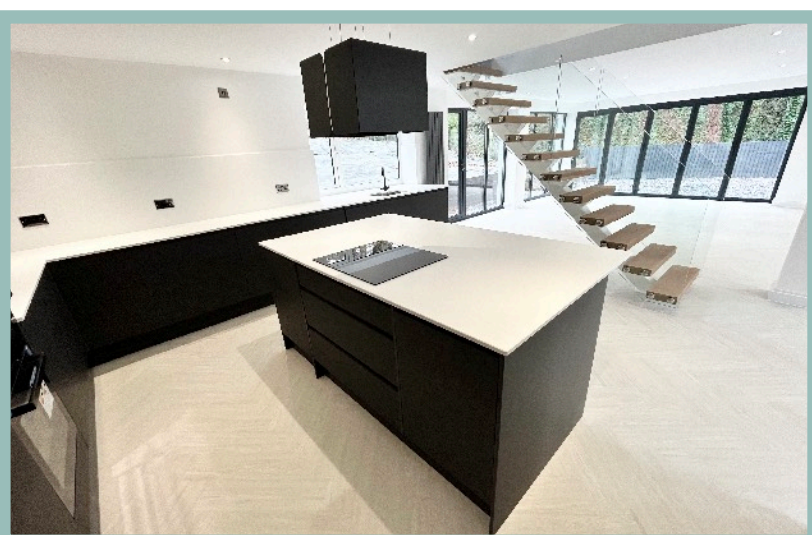
Valuation

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





4 Bedroom Detached House

9 Mill Drive
Old Colwyn
LL29 9YA

£374,950

NO CHAIN

Reference Number: **RP3515**
1/03/24

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



Lounge/Kitchen/Diner

10.96m x 7.44m (36'1" x 24'5") Maximum

Utility

2.57m x 1.39m (8'5" x 4'7")

W.C.

2.55m x 1.41m (8'5" x 4'8")

Bedroom One

4.40m x 2.91m (14'5" x 9'7")

Ensuite Bathroom

2.09m x 1.67m (6'10" x 5'6")

Bedroom Two

4.37m x 2.91m (14'4" x 9'7")

Ensuite 2

2.09m x 1.70m (6'10" x 5'7")

Bedroom Three

5.41m x 2.90m (17'9" x 9'6")

Ensuite 3

2.18m x 1.70m (7'2" x 5'7")

Bedroom Four

5.42m x 2.88m (17'9" x 9'6")

Ensuite 4

2.16m x 1.67m (7'1" x 5'6")



Location

This impressive 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, then right onto the Promenade, pass Porth Eirias Restaurant, turn right signposted Colwyn Bay and Old Colwyn, at the roundabout turn left onto Abergele Road, Coed Coch Road is the third turning on the right, then take the first right onto Pen Y Bryn Road where Mill Drive can be found on the right hand side

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

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4 Bedroom Detached House

9 Mill Drive
Old Colwyn
LL29 9YA

£374,950

NO CHAIN

Reference Number: RP3515
1/03/24

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