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www.fletcherpoole.com

Fletcher & Poole



35 Penmaen Bod Eilias
Old Colwyn
LL29 8BL



Immaculately Presented Three Bedroom End Terrace Town House Enjoying Panoramic Coastal Views

Description

This immaculately presented three bedroom end terrace townhouse is situated within a well maintained private gated community commanding spectacular panoramic coastal views. Finished to a high specification the townhouse has a modern contemporary feel and is laid out over three floors.

The accommodation briefly comprises of:

Entrance hallway, cloakroom, access to the integral garage, kitchen/diner with modern contemporary fitted kitchen with integrated appliances and French doors opening onto the patio seating area and garden- A perfect spot for entertaining taking advantage of the panoramic coastal views and spectacular sunsets. To the first floor there is a modern lounge with access onto the balcony with glass balustrade also taking in the coastal views, a large master bedroom with stylish ensuite shower room. To the second floor there are a further two double bedrooms and a modern family bathroom.

Outside to the front is a block paved driveway with off road parking for two vehicles. To the rear the enclosed garden has a paved seating area, decked area and artificial lawned section for low maintenance. The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the layout and spectacular uninterrupted sea views

- ✓ IMMACULATEDLY PRESENTED THREE BEDROOM END TERRACE TOWN HOUSE
- ✓ PART OF A WELL MAINTAINED PRIVATE GATED DEVELOPMENT
- ✓ PANORAMIC COASTAL VIEWS
- ✓ WELL PLANNED ACCOMMODATION WITH HIGH SPECIFICATION FINISH
- ✓ SPACIOUS OPEN PLAN KITCHEN/DINER
- ✓ NO CHAIN

Hallway

5.05m x 2.13m (16'7" x 7'0")

Kitchen/Diner

5.79m x 1.85m (19'0" x 6'1")



Cloakroom

2.03m x 0.93m (6'8" x 3'1")

Integral Garage

5.21m x 2.54m (17'1" x 8'4")

Lounge

4.93m x 3.71m (16'2" x 12'2")



Master Bedroom

4.93m x 3.76m (16'2" x 12'4")

Ensuite

2.74m x 1.17m (9'0" x 3'10")

Bedroom Two

4.93m x 3.71m (16'2" x 12'2")

Bedroom Three

4.93m x 3.15m (16'2" x 10'4")

Bathroom

2.77m x 1.78m (9'1" x 5'10")

Location

Situated 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 this road nearly to the end, bear right towards Old Colwyn, turn left at the roundabout onto Abergele Road, continue through Old Colwyn to the top of the hill turn left onto Penmaen Bod Eilias.

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

NB Leasehold on a 999 year lease from 2017
Ground rent £200 per annum
Maintenance charge approximately £48 per quarter

3 Bedroom
End Terrace
Town House
35, Penmaen Bod
Eilias
Old Colwyn
LL29 8BL

£349,950

Reduced From ~~£364,950~~

NO CHAIN

Reference Number: RP3524
13/03/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		