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www.fletcherpoole.com



4 Gregory Crescent
West End
Colwyn Bay
LL29 7NF

Beautifully Presented Two Bedroom Semi Detached Bungalow

2 Bedroom
Semi Detached
Bungalow

4 Gregory Crescent
West End
Colwyn Bay
LL29 7NF

£279,950

NO CHAIN

Reference Number: RP3578
8/05/24

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

Registered Company
Number 4687367

Description

This beautifully presented two bedroom semi detached bungalow is situated in quiet cul de sac close to the local shops and amenities of Rhos on Sea and Colwyn Bay. The accommodation comprises of entrance hallway, lounge, dining room, kitchen with separate utility room with access to rear garden, bathroom, large bedroom with conservatory and second bedroom. There is also a boarded, carpeted attic which can be used as extra office space. Garden is landscaped with paved seating areas, variety of well-established plants and shrubs. Viewing is highly recommended to appreciate the presentation throughout, the landscaped gardens and location.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Entrance Hallway

1.36m x 5.02m (4'6" x 16'6")

Living Room

5.46m x 3.79m (17'11" x 12'5")



Kitchen

2.98m x 2.88m (9'9" x 9'6")



Utility Room

2.57m x 1.10m (8'5" x 3'8")

Dining Room

3.34m x 2.59m (11'0" x 8'6")

Conservatory

3.24m x 3.21m (10'8" x 10'6")

Bedroom One

3.89m x 3.27m (12'9" x 10'9")



Bedroom Two

3.27m x 3.81m (10'9" x 12'6")

Bathroom

2.69m x 2.06m (8'10" x 6'9")



Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, take the third left turn onto Gregory Crescent.

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

Energy Performance Rating Band D

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		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		