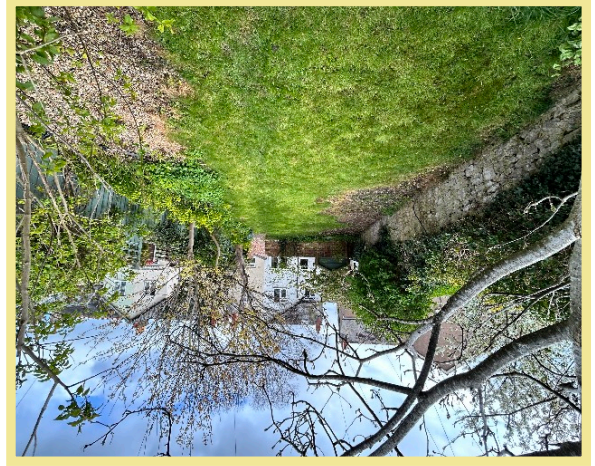
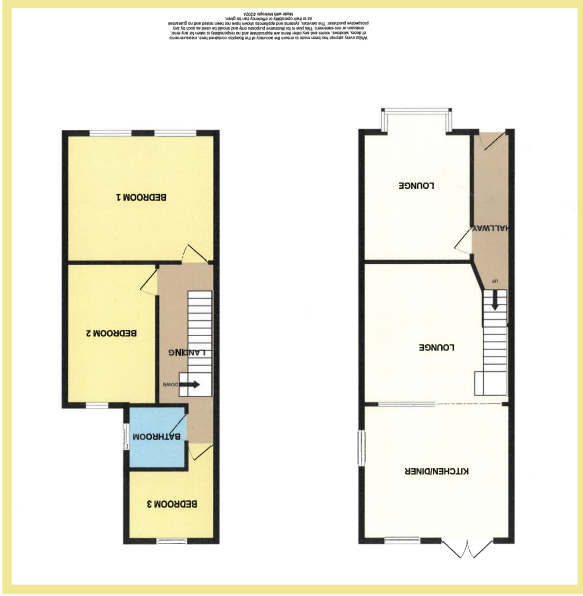


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole



12 Coed Coch Road
Old Colwyn
LL29 9UR

Well Presented Three Bedroom Semi Detached House

Description

This very well presented three bedroom semi detached house is situated in Old Colwyn, close to the local shops, amenities and schools. The property has been extended to incorporate a modern open plan kitchen/lounge/diner. The accommodation in brief downstairs comprises of hallway with original tiled floor, lounge with a bay window and a feature cast iron fireplace, modern open plan kitchen/lounge/diner which has a light and spacious feel with four velux windows and french doors onto the landscaped garden. Upstairs there is a large master bedroom with cast iron fireplace, double bedroom and a further single bedroom with views over the garden. Outside to the front is flagged with side gate to access the rear garden. The large, landscaped rear garden is split into three areas: large flagged patio area off the kitchen, area laid to lawn with a further seating area. At the back of the garden is a large summerhouse. The property is well worth viewing to appreciate the open plan kitchen/lounge/diner.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ MODERN & LIGHT OPEN PLAN KITCHEN/LOUNGE/DINER
- ✓ BENEFITS FROM TWO LOUNGES
- ✓ LARGE LANDSCAPED REAR GARDEN
- ✓ NO CHAIN
- ✓ MAINTAINS A WEALTH OF CHARACTER FEATURES

Lounge

13'11" x 10'6" (4.24m x 3.20m)



Kitchen/Lounge/Diner

26'10" x 13'10" (8.18m x 4.21m)



Bedroom One

14'4" x 12'1" (4.37m x 3.68m)



Bedroom Two

13'5" x 8'7" (4.09m x 2.61m)

Bedroom Three

9'1" x 8'5" (2.77m x 2.56m)

Bathroom

6'3" x 5'5" (1.90m x 1.65m)



Location

Situated in the village of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its variety of 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Coed Coch Road is the third turning on the right where No 12 can be found on the left hand side.

Council Tax Band: "C" (provided on www.vo.gov.uk)

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

12 Coed Coch Road
Old Colwyn
LL29 9UR

£214,950

Reference Number: RP3556
17/04/2024

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
12+	A		
11-91	B		
19-80	C		78 C
15-68	D	61 D	
19-54	E		
11-38	F		
-20	G		