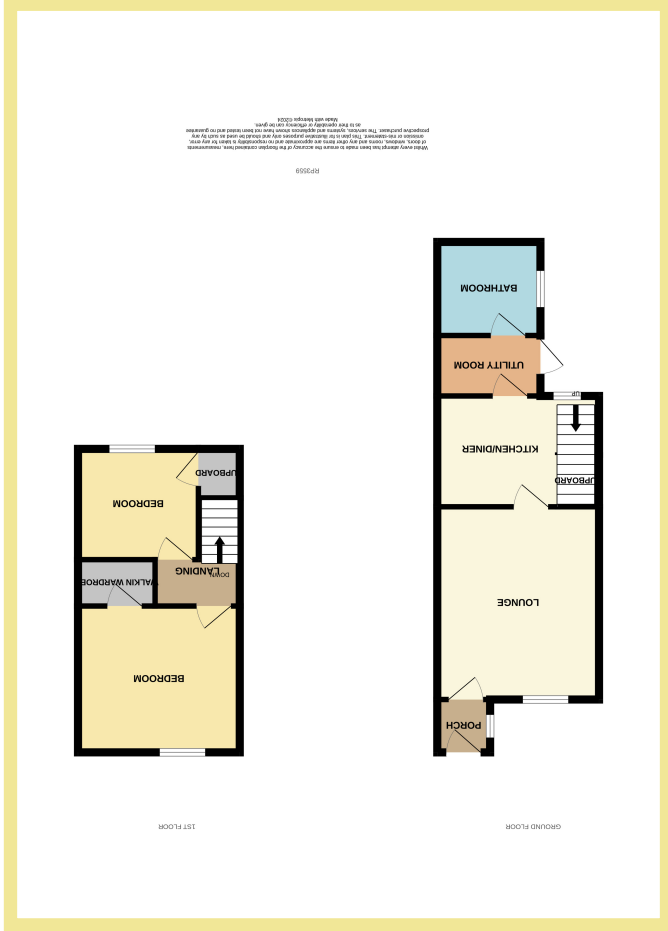


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



15 Fairy Glen
Old Colwyn
Conwy
LL29 9UY

Beautifully Presented Two Bedroom Mid Terrace Cottage Situated In a Sought After Location Close to Local Amenities

2 Bedroom
Mid Terrace
Cottage

15 Fairy Glen
Old Colwyn
LL29 9UY

£149,950

Reference Number: RP3559
22/04/2024

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



Description

A beautifully presented two bedroom mid terrace cottage situated in a sought after location and only a short walk to the local amenities of Old Colwyn. The property has recently been redecorated throughout and benefits from UPVC double glazing and a new combination boiler has been installed within the last 3 years.

The property is well worth viewing to appreciate the presentation throughout, modern fitted kitchen with solid oak worktops, contemporary bathroom and sunny decked area to the front with views.

The accommodation on the ground floor briefly comprises of:

Small porch, spacious lounge with wall hung electric fire, a good quality modern fitted kitchen with integrated appliances, solid oak worktops and breakfast bar with stools, separate utility room with space for a washing machine and tumble dryer, a modern contemporary bathroom and cupboard under the stairs for storage.

In the kitchen there is feature floor to ceiling window, stairs lead up to the landing, large double bedroom to the front with original fireplace, access to the walk in wardrobe which benefits from Ikea storage units and clothes rails, a smaller double bedroom to the rear with access to a cupboard over the stairs.

Outside to the front is walled with a gate for access, large raised decked area which benefits from the evening sun.

To the rear is a small yard with access to a washing line and gate providing access to the rear alleyway.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE COTTAGE
- ✓ SITUATED WITHIN WALKING DISTANCE OF THE LOCAL AMENITIES
- ✓ IDEAL FOR A 1ST TIME BUYER OR HOLIDAY LET
- ✓ REDECORATED THROUGHOUT
- ✓ LARGE SUNNY DECKED AREA TO THE FRONT WITH VIEWS
- ✓ NO CHAIN

Lounge

4.33m x 3.59m (14'3" x 11'9")



Kitchen

3.59m x 2.46m (11'10" x 8'1")



Utility Room

2.28m x 1.25m (7'6" x 4'1")

Bedroom One

3.59m x 3.41m (11'10" x 11'2")

Bedroom Two

2.67m x 2.51m (8'9" x 8'3")

Bathroom

2.13m x 2.07m (7'0" x 6'10")

Location

The property is located in 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, 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, turn right onto Coed Coch Road, turn right onto Pen Y Bryn, slight right onto Mill Drive, stay on Mill Drive to find Fairy Glen.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		