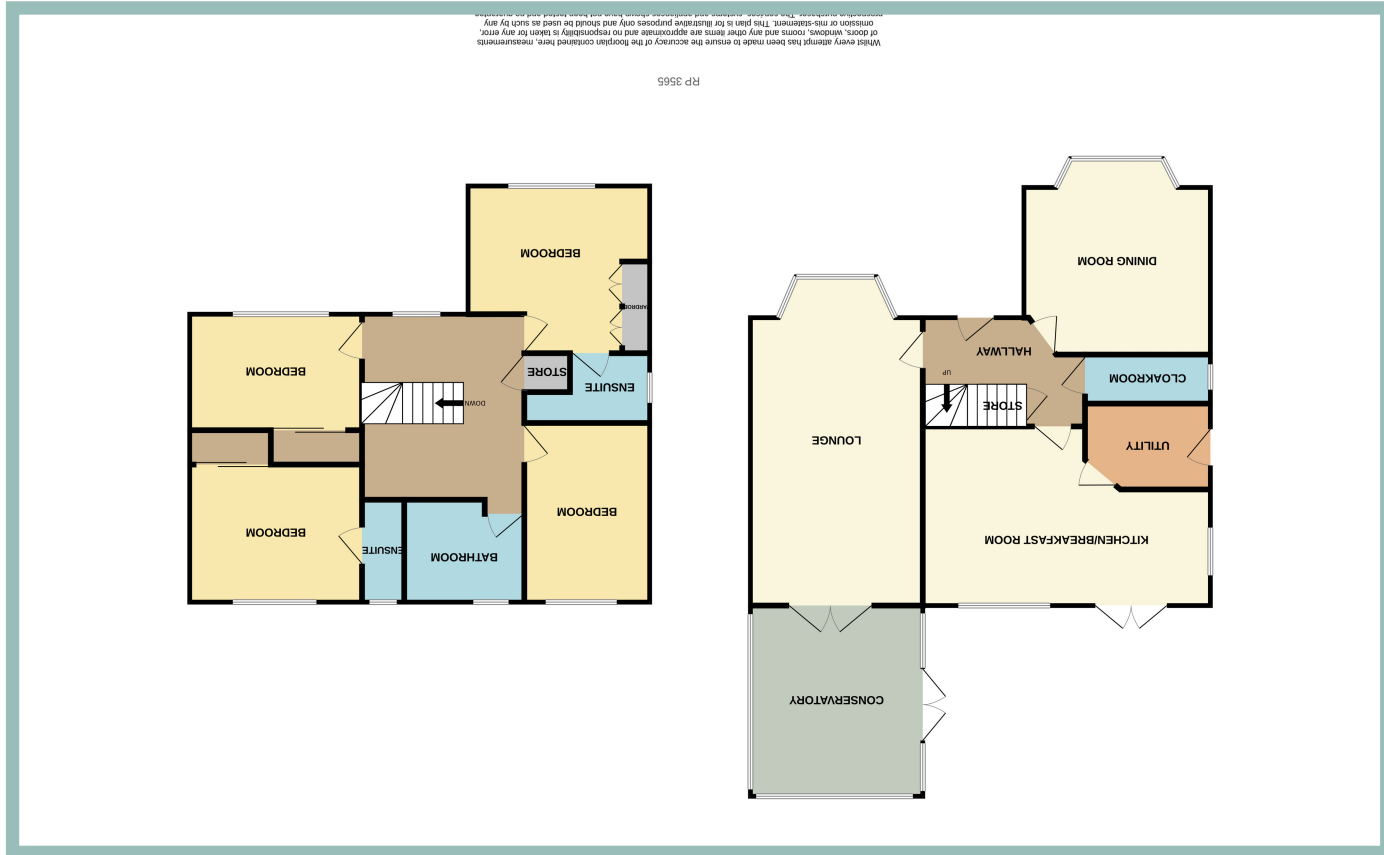


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



14 Trem Nant Eirias
Colwyn Bay
Conwy
LL29 8RX

Light & Spacious Four Bedroom Detached House Situated in a Quiet Cul De Sac

Description

This light and spacious four bedroom detached house is situated near the end of a quiet cul de sac, close to the amenities and local schools. The well planned accommodation includes good sized rooms with four double bedrooms and two of which benefit from ensuite shower rooms.

Occupying a large plot there is ample off road parking to the front and access to a double garage whilst the rear garden is landscaped with a large paved seating area ideal for entertaining. There is also a lawned area with well established plants & shrubs, vegetable plot, a raised decked seating area and woodland area leading down to a stream.

This property must be viewed to truly appreciate the size and what it has to offer.

The accommodation on the ground floor comprises of: Hallway, large lounge with access to the conservatory, dining room, kitchen/breakfast room, utility room and cloakroom.

To the first floor there are four double bedrooms and family bathroom. Two of the bedrooms benefit from ensuite shower rooms.

There is gas central heating and UPVC double glazing throughout.

- ✓ LIGHT & SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ WELL PLANNED ACCOMMODATION WITH FOUR DOUBLE BEDROOMS, TWO WITH ENSUITE SHOWER ROOMS
- ✓ OCCUPIES A LARGE PLOT
- ✓ MUST BE VIEWED TO TRULY APPRECIATE
- ✓ AMPLE OFF ROAD PARKING WITH DOUBLE GARAGE



4 Bedroom Detached House

14 Trem Nant Eirias
Colwyn Bay
LL29 8RX

£449,950

Reference Number: RP3565
02/05/2024

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

Registered Company
Number 4687367

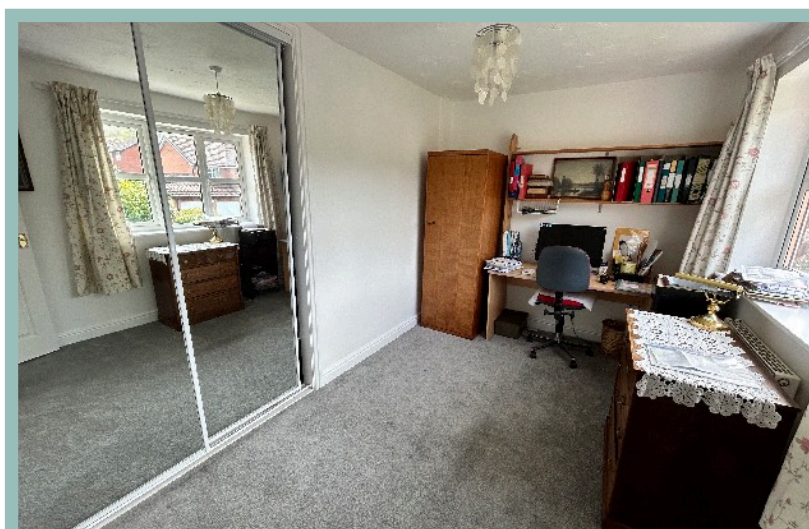
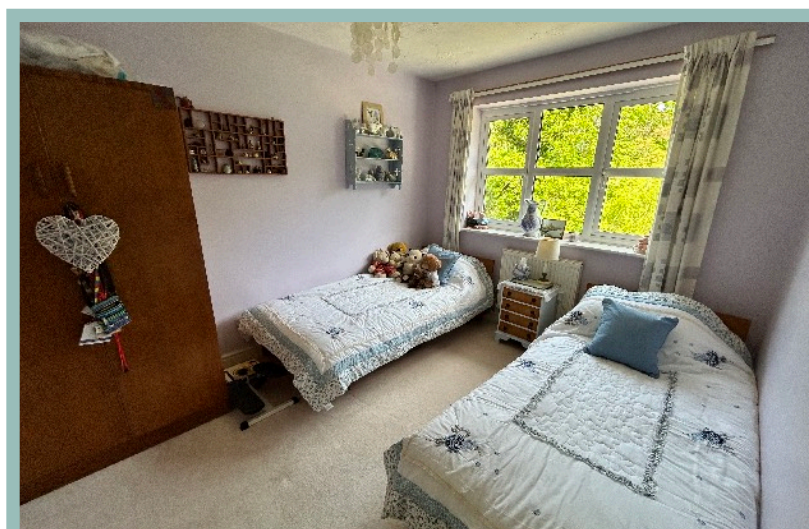
Valuation

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom Detached House

14 Trem Nant Eirias
Colwyn Bay
LL29 8RX

£449,950

Reference Number: RP3565
02/05/2024

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Rhos-on-Sea, LL28 4PS

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web: www.fletcherpoole.com

Lounge

6.89m x 3.60m (22'7" x 11'10")

Dining Room

4.19m x 4.14m (13'9" x 13'7")

Conservatory

4.60m x 3.66m (15'1" x 12'0")

Cloakroom

2.43m x 1.04m (8'0" x 3'5")

Kitchen/Breakfast Room

6.02m x 3.76m (19'9" x 12'4")

Utility Room

2.64m x 1.72m (8'8" x 5'8")

Bedroom One

4.14m x 4.14m (13'7" x 13'7")

Ensuite

2.74m x 1.50m (9'0" x 4'11")

Bedroom Two

3.71m x 2.89m (12'2" x 9'6")

Ensuite

Bedroom Three

3.71m x 2.89m (12'2" x 9'6")

Bedroom Four

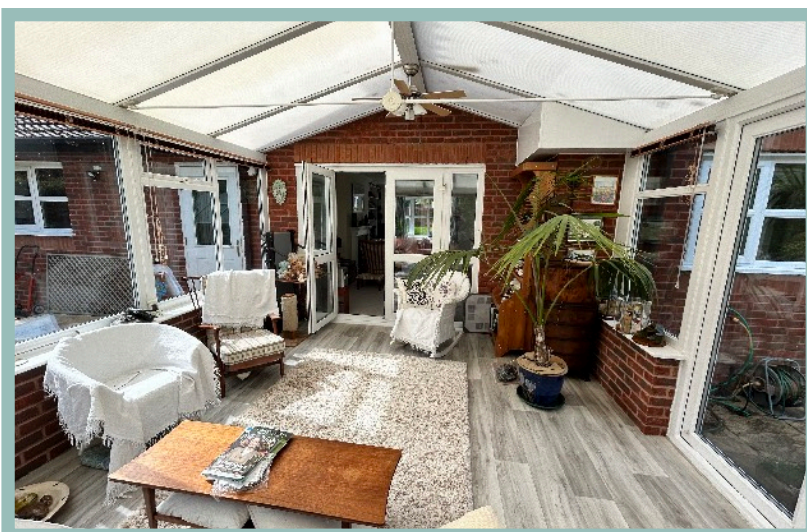
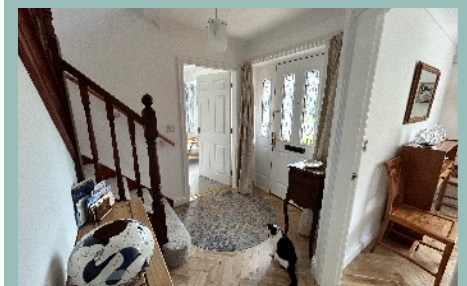
3.71m x 2.39m (12'2" x 7'10")

Family Bathroom

2.66m x 2.13m (8'9" x 7'0")

Garage

6.89m x 3.60m (22'7" x 11'10")



Location

The property is located in the area of Colwyn Bay with its 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, turn right at The Toad public house, go straight across at the crossroads, at the mini roundabout turn left onto Conway Road, continue through Colwyn Bay turning right onto Groes Road at the mini roundabout opposite Eirias Park, turn right onto Glyn Avenue, straight on at roundabout where Trem Nant Eirias can be found at the end of the cul de sac.

Council Tax Band F

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bedroom Detached House

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