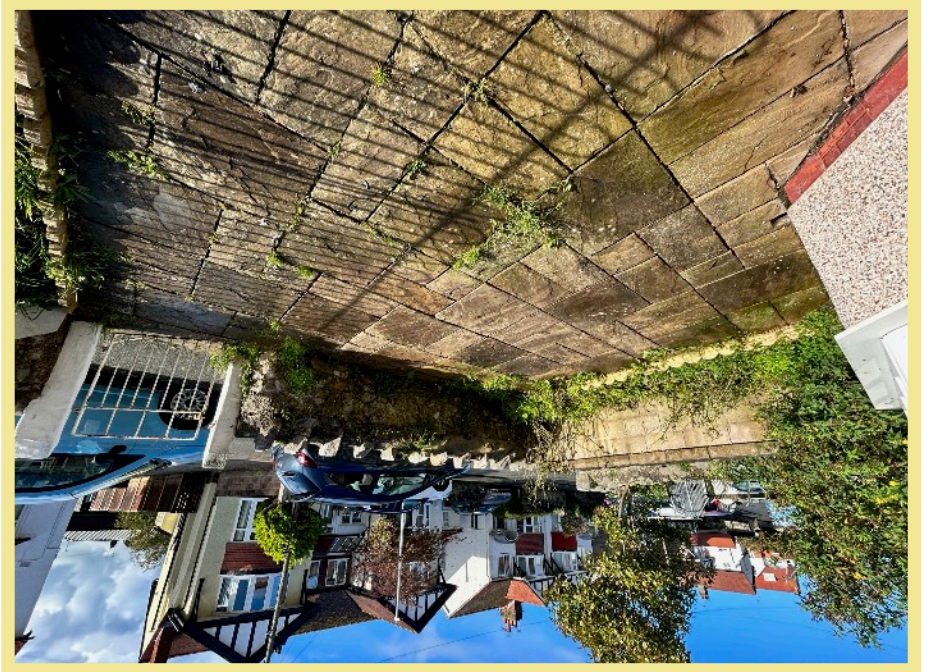


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any

www.fletcherpoole.com

Fletcher & Poole



47 Colwyn Crescent
Rhos on Sea
LL28 4RF

Large Three/Four Bedroom Semi Detached House Situated Close To The Local Shops, Amenities, Promenade & Sea Front

3/4 Bedroom
Semi Detached
House

47 Colwyn Crescent
Rhos On Sea
LL28 4RF

£214,950

Reference Number: RP3417
3/11/23

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

Description

This four-bedroom semi-detached house is situated close to the local amenities of Rhos on Sea and Llandudno. The property really must be viewed to appreciate the size and layout and would make an ideal family home. The accommodation in brief comprises of large hallway with original feature floor tiles, a large lounge with bay windows, separate dining room, modern kitchen with integrated appliances, utility room and W.C. On the first floor there is a large landing, two double bedrooms, two single bedrooms and a family bathroom with Jacuzzi bath and separate shower. Outside the front garden is walled with a hedged border, the rear garden is enclosed with a flagged patio area and large shed. The property benefits from UPVC double glazing and gas central heating throughout and is worth viewing to appreciate the size and location. Viewing is essential to appreciate the location and plot this property has to offer.

- ✓ LARGE THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, AMENITIES, PROMENADE & SEA FRONT
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION
- ✓ NO CHAIN

Lounge

4.49m x 3.83m (14'9" x 12'7")



Kitchen

3.43m x 2.89m (11'3" x 9'6")



Utility Room

1.50m x 1.06m (4'11" x 3'6")

Dining Room

3.81m x 3.63m (12'6" x 11'11")

W.C.

1.42m x 0.80m (4'8" x 2'8")

Bedroom One

3.78m x 3.63m (12'5" x 11'11")



Bedroom Two

3.60m x 3.20m (11'10" x 10'6")

Bedroom Three

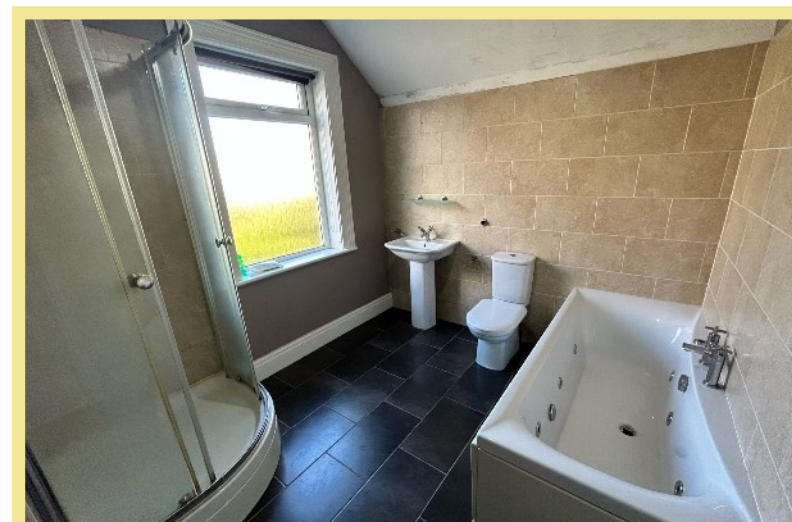
2.69m x 2.26m (8'10" x 7'5")

Bedroom Four

3.10m x 1.70m (10'2" x 5'7")

Bathroom

3.05m x 2.51m (10'0" x 8'3")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue and Colwyn Crescent is the third right where No 47 can be found on the left hand side.

Council Tax Band: D

Energy Efficiency Rating: Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		