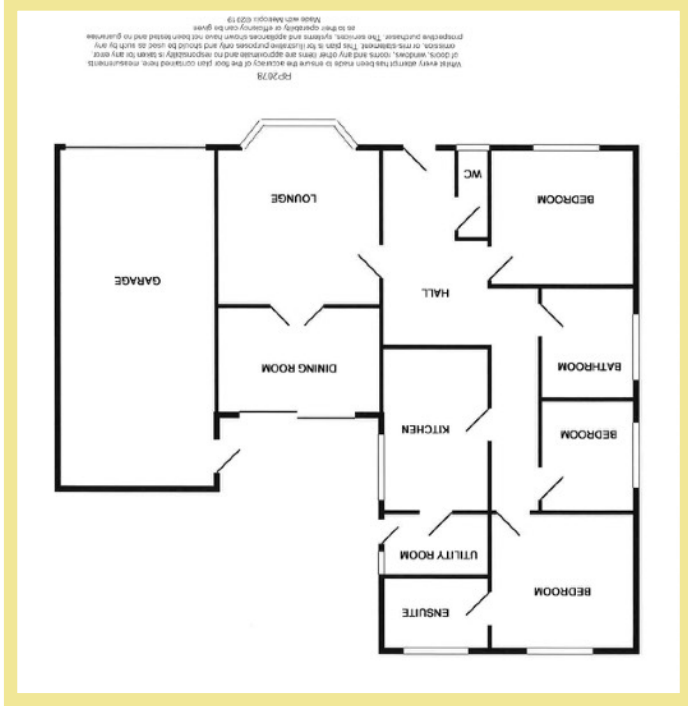


We endeavor to make our details accurate and reliable they should not be relied on statements or representations and they do not constitute part of an offer or contract.

www.fletcherpoole.com

sales but as of fact any The

Fletcher & Poole



5 St Andrews Road
Upper Colwyn Bay
LL29 6DL

Three Bedroom Detached Bungalow Situated In A Sought After Area

Description

This three bedroom detached bungalow is situated in the sought after area of Upper Colwyn Bay, with easy access to local amenities, primary school and the Pen Y Bryn Pub. Refurbished by the present owners, the property is immaculately presented and well planned. The accommodation comprises of hallway, w.c, lounge with doors into the dining room, kitchen, utility, master bedroom with ensuite, a further two bedrooms and family bathroom. Outside to the front there is a driveway with off road parking and access to a garage. The rear garden is mainly laid to lawn with a flagged seating area.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ IMMACULATELY PRESENTED WELL PLANNED ACCOMMODATION
- ✓ REFURBISHED THROUGHOUT BY THE PRESENT OWNERS
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ AMPLE OFF ROAD PARKING & GARAGE

W.C.

7'0" x 2'10" (2.13m x 0.86m).

Lounge

16'9" x 12'11" (5.10m x 3.94m)



Dining Area

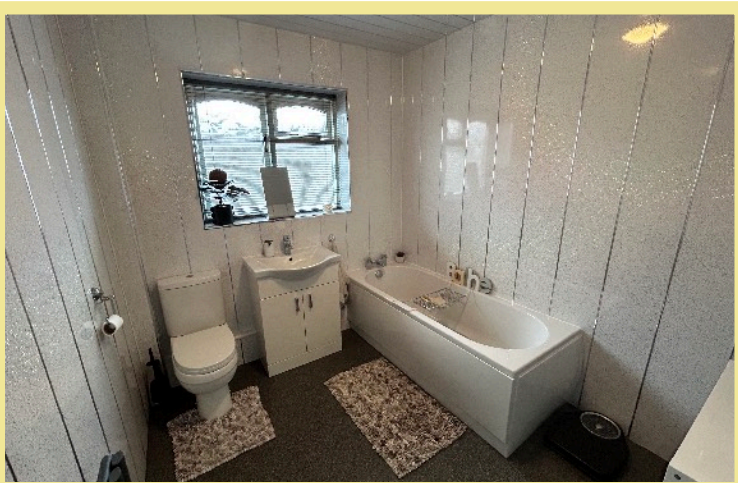
10'10" x 9'11" (3.30m x 3.02m)

Bedroom Two

11'5" x 10'9" (3.48m x 3.27m)

Family Bathroom

8'9" x 7'4" (2.66m x 2.23m)



Bedroom Three

8'9" x 7'10" (2.66m x 2.39m)

Bedroom One

12'1" x 11'4" (3.68m x 3.45m)



Ensuite

8'2" x 4'9" (2.49m x 1.44m).

Kitchen

12'10" x 8'4" (3.91m x 2.54m)



Utility

8'11" x 5'0" (2.71m x 1.52m)

Garage

Up and over door

Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with a local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn left then sharp right onto St Andrews Road.

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

Energy Performance Rating Band D

3 Bedroom Detached Bungalow

5 St Andrews Road
Upper Colwyn Bay
LL29 6DL

£379,950

Reduced From **£395,000**

Reference Number: RP2078
23/02/2024
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

