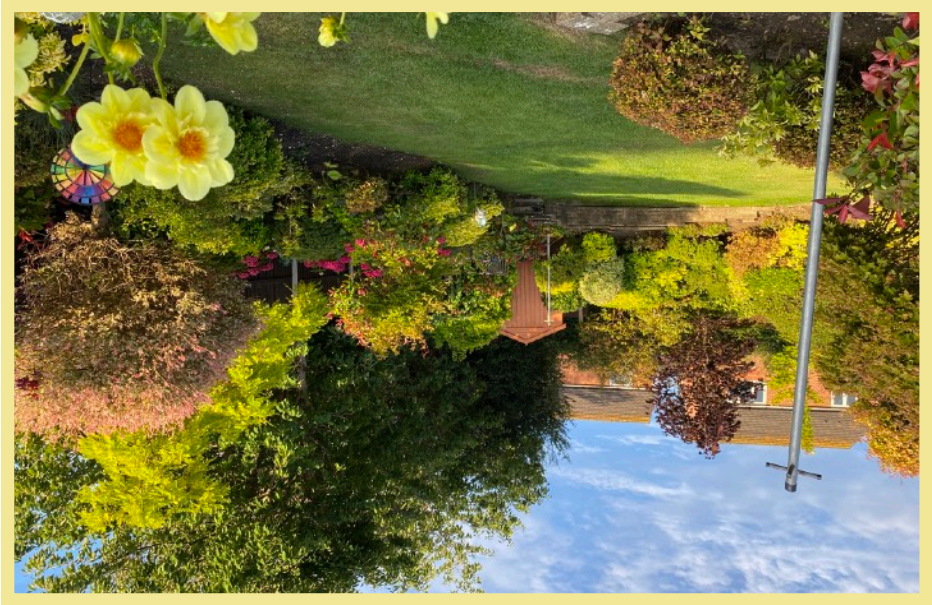


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



6 Brooklands
Old Colwyn
LL29 8EN



Spacious Three Bedroom Detached House With A Magnificent Landscaped South Facing Garden

Description

Beautifully presented three bedroom detached house is situated in a quiet cul de sac close to the amenities of Old Colwyn. This property has a large spacious heated conservatory at the rear offering stunning views of the two-tiered, south-facing garden. The garden is beautifully landscaped with Marshalls Materials with well-established plants and shrubs surrounding the large lawn creating an ideal setting for summer days or relaxing evenings while enjoying the last rays of the sun. The property benefits from UPVC double glazing, new composite front door, new cladding at the front of the property, Worcester combi boiler and gas central heating. Viewing is highly recommended to appreciate the large plot with a beautifully landscaped garden, spacious house layout and location. The accommodation comprises on the ground floor, Porch, entrance hallway, modern contemporary cloakroom, goodsized living room which has been newly decorated with a new carpet, steps leading to the modern kitchen with granite worktops, integrated appliances including Bosch Double Oven and combi over, Utility room/ second conservatory with plumbing for a washing machine and electric, dining room leading into the large conservatory with heating and double glazing roof that over looks the rear garden. The first floor offers a family bathroom with over the bath shower, master bedroom which has been decorated with new oak flooring and Hammonds fitted wardrobes, stairs leading to a large double bedroom, single bedroom both with views of the beautiful rear garden At the front of the property there is substantial off road parking, lawned garden and garage. The rear garden is enclosed with the bottom tier being paved offering seating areas the steps leading to the second tier which offers a large lawned area with well established and maintained shrubs and plants enjoying the colour Acer trees making this the perfect retreat for a keen gardener.

- ✓ SPACIOUS THREE BEDROOM DETACHED HOUSE ON LARGE PLOT
- ✓ QUIET CUL DE SAC LOCATION
- ✓ MAGNIFICENT SOUTH FACING LANDSCAPED GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

Porch

1.25m x 0.84m (4'1" x 2'9")

Entrance Hall

2.84m x 1.39m (9'4"x 4'7")

Living Room

4.83m x 3.59m (15'10" x 11'10")



W.C.

2.18m x 1.01m (7'2" x 3'4")

Kitchen

3.37m x 2.96m (11'1" x 9'9")

Dining Room

3.35m x 2.83m (11'0"x 9'4")

Conservatory One

5.02m x 2.39m (16'6" x 7'10")



Utility/Second Conservatory

3.39m x 1.90m (11'2" x 6'3")

Bathroom

2.44m x 1.67m (8'0" x 5'6")

Bedroom One

3.75m x 3.39m (12'4" x 11'2")



Bedroom Two

3.40m x 3.35m (11'2" x 11'0")

Bedroom Three

2.36m x 2.50m (7'9" x 8'3")

Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take second exit onto Llanellian Road, pass the Colwyn Bay Football Club on the right, carry straight on, Brooklands can be found on the right hand side.
Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

3 Bedroom
Detached
House

6 Brooklands
Old Colwyn
LL29 8EN

£295,000

Reference Number:RP3908
27/03/25

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

