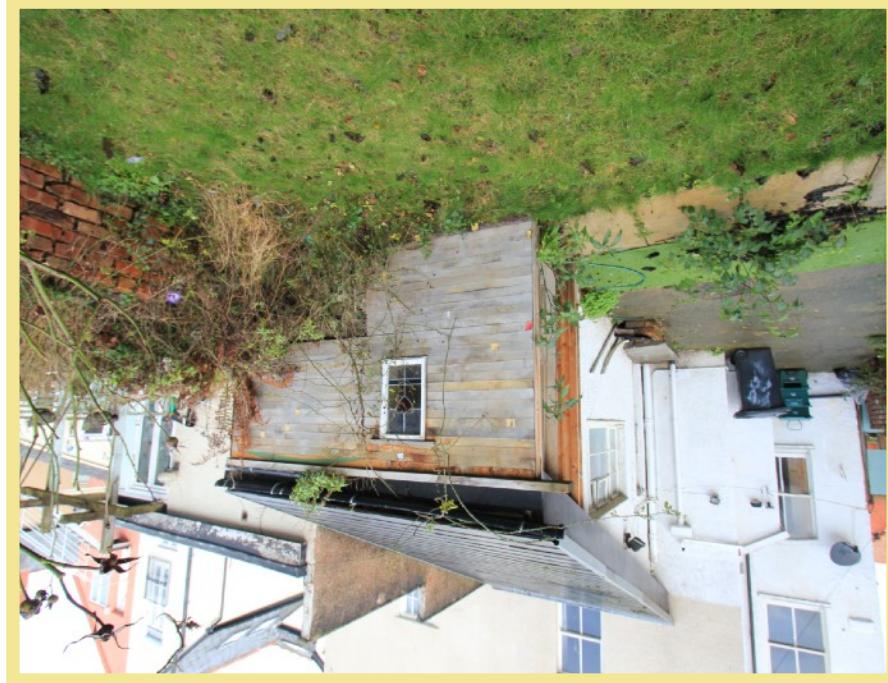


Please contact us before viewing the property. This is particularly important if you are contemplating travelling travelling some distance to view the property.
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.
Please contact 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 endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations 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.

www.fletcherpool.com

F&P Fletcher Pool



Stretford Villa
6 Hawarden Road
Colwyn Bay
LL29 8NA

Spacious Seven Bedroom Semi Detached House Situated Close To Local Amenities

Description

A spacious seven bedroom semi detached house situated close to the local amenities of Colwyn Bay. The property benefits from gas central heating and secure off road parking and viewing is highly recommended to appreciate the spacious layout.

The accommodation on the ground floor briefly comprises porch, hallway, large lounge, second lounge, dining room and kitchen. To the first floor there is a landing, two double bedrooms, a single bedroom and a large family bathroom with separate shower and bath. On the second floor there is a landing, a further three double bedrooms and a single bedroom. On the ground floor hallway a ladder gives access to a large basement.

Outside to the front is walled with raised sleeper borders and double gates provide off road parking for two/three vehicles. The rear garden is laid to lawn with borders containing mature shrubs.

- ✓ SPACIOUS SEVEN BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ FIVE DOUBLE BEDROOMS & TWO SINGLE BEDROOMS
- ✓ SECURE OFF ROAD PARKING
- ✓ NO CHAIN

Porch

1.78m x 1.04m (5'10" x 3'5")

Lounge

4.74m x 3.94m (15'7" x 12'11")



Second Lounge

3.86m x 3.63m (12'8" x 11'11")

Dining Room

3.69m x 3.68m (12'2" x 12'1")

Kitchen

4.23m x 2.33m (13'11" x 7'8")

Bathroom

3.67m x 3.63m (12'0" x 11'11") Maximum

Bedroom One

4.76m x 3.52m (15'8" x 11'7")



Bedroom Two

3.94m x 3.65m (12'11" x 12'0")

Bedroom Three

2.74m x 2.28m (9'0" x 7'6")

Bedroom Four

3.95m x 3.66m (13'0" x 12'0")

Bedroom Five

4.05m x 3.68m (13'4" x 12'1")

Bedroom Six

3.71m x 3.66m (12'2" x 12'0")

Bedroom Seven

2.95m x 2.25m (9'8" x 7'5")

Basement Room One

3.69m x 3.61m (12'1" x 11'10")

Basement Room Two

6.68m x 3.69m (21'11" x 12'1")

Location

The property is situated close to the centre of Colwyn Bay which has a 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 towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road, Hawarden Road can be found on the left hand side.

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

Energy Performance Rating Band "E"

**7 Bedroom
Semi Detached
House**

**Stretford Villa
6 Hawarden Road
Colwyn Bay
LL29 8NA**

£189,950

Reference Number: RP2496
9/02/21

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

