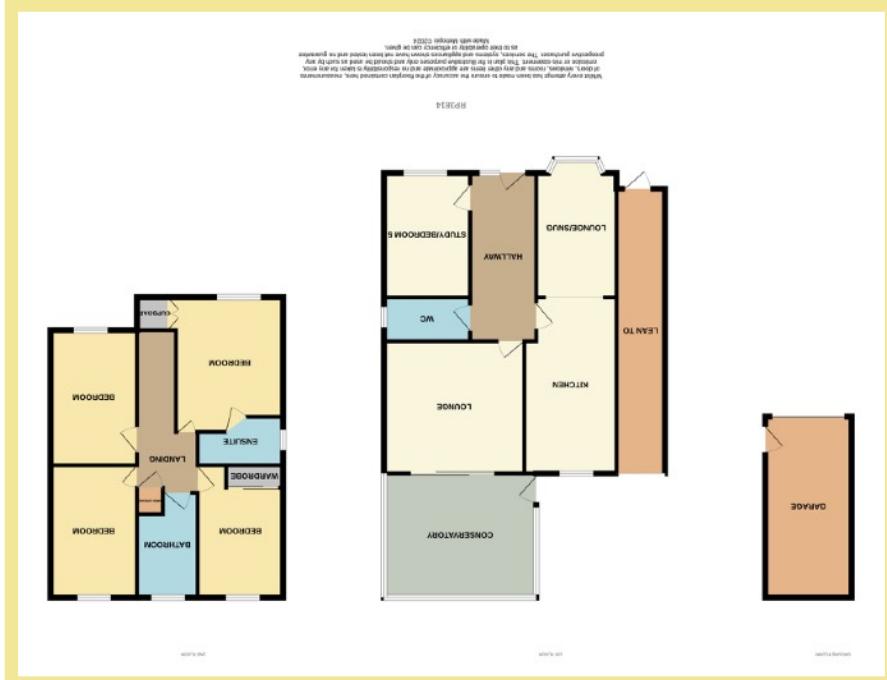


Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property. 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. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller or contractor. 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 or contractor. 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. We strongly recommend that all the information which we provide about the property is verified by your self or your advisers.

www.fletcherpool.com

F&P Fletcher Pool



30 Foxhall Close
Colwyn Bay
LL29 8RT

Well Presented & Spacious Four Bedroom Detached House Situated In An Elevated Position With Far Reaching Views

Description

A well-presented and spacious four-bedroom detached house situated in an elevated position with far reaching hillside views. The property has been refurbished in recent years by the current owners to include a new combination boiler, a modern fitted high gloss white kitchen with integrated appliances and a new modern contemporary family bathroom and ensuite. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, spacious layout and far-reaching views.

The accommodation briefly comprises, hallway, spacious lounge with new fireplace and patio doors which lead to a good-sized conservatory, modern fitted kitchen with integrated appliances with a second lounge area/snug/dining area leading off it benefitting from a new log burner, study/bedroom 5 to the front aspect and W.C. Upstairs there is a landing, Master bedroom to the front aspect with far reaching views, built in wardrobes, and a modern ensuite shower room, a second large double bedroom with built in wardrobes, a further two double bedrooms with built in wardrobes, modern contemporary family bathroom with built in TV and an airing cupboard.

Outside to the front is a small parcel of land laid to lawn with mature shrubs, off road parking for around three cars with access to a garage with a new combination boiler, steps lead up to the front door where a side gate provides access to a lean to which runs the full length of the property. The rear garden is landscaped with a patio area off the conservatory, steps lead up to an area laid to lawn surrounded by mature shrubs with a raised decked and pergola area.

- ✓ WELL PRESENTED & SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING HILLSIDE VIEWS
- ✓ MODERN CONTEMPORARY KITCHEN AND BATHROOMS
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE LAYOUT AND ELEVATED POSITION
- ✓ SUNNY LANDSCAPED GARDEN TO THE REAR WITH CONSERVATORY
- ✓ OFF ROAD PARKING & GARAGE
- ✓ CAVITY WALL INSULATION

Lounge

4.21m x 4.09m (13'10" x 13'5")



Kitchen

5.48m x 3.07m (18'0" x 10'1")

Dining Room

2.95m x 2.65m (9'8" x 8'9")

Conservatory

3.82m x 3.61m (12'6" x 11'10")

W.C.

2.51m x 1.31m (8'3" x 4'4")

Study/Snug/Dining Area

3.65m x 2.46m (12'0" x 8'1")

Master Bedroom

4.01m x 3.73m (13'2" x 12'3")



Ensuite

2.63m x 1.47m (8'8" x 4'10")

Bedroom Two

3.46m x 2.65m (11'4" x 8'9")

Bedroom Three

3.31m x 2.71m (10'11" x 8'11")

Bedroom Four

3.21m x 2.73m (10'7" x 9'0")

Bathroom

2.31m x 1.92m (7'7" x 6'4")

Airing Cupboard

0.80m x 0.50m (2'8" x 1'8")

Garage

5.36m x 2.56m (17'7" x 8'5")

Location

The property is located on the outskirts of Colwyn Bay with its local shops and other facilities. The larger resort town of Colwyn Bay 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 right onto the Promenade turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue, continue onto Valley Road, Foxhall Close can be found on the right hand side where the property is found on the left.
Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "C"

4 Bedroom
Detached
House

30 Foxhall Close
Colwyn Bay
LL29 8RT

£357,500
Reference Number: RP3814
16/12/24

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

Registered Company
Number 4687367

Valuation

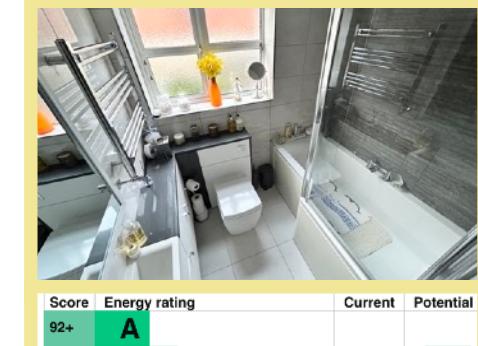
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



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

74 C

86 B