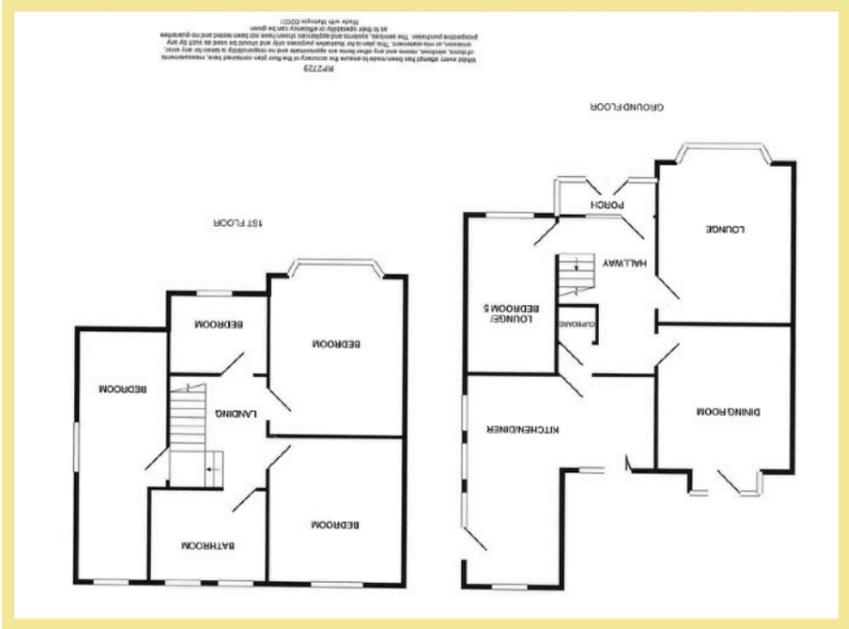


www.fletcherpoole.com

We endeavour 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 travelling some distance to view the property.

Fletcher & Poole



30 Wynn Avenue
Old Colwyn
LL29 9RF

Spacious & Extended Four Bedroom Detached House Situated In A Sought After Location

Description

A spacious and extended four bedroom detached house situated in a sought after location close to the local amenities and the promenade. The property retains a wealth of original features and benefits from upvc double glazing and a new boiler. Viewing is highly recommended to appreciate the spacious layout and location. The accommodation on the ground floor briefly comprises porch, hallway with original stained glass windows and front door, large lounge with feature bay window, spacious dining room with access to the rear garden, an L shaped kitchen/diner with an Aga, a second lounge/bedroom five and a store cupboard under the stairs. To the first floor there is a landing, two large double bedrooms, a third double bedroom with a lounge area, a single bedroom and a large bathroom with separate shower and bath. Outside to the front is off road parking for one vehicle. The rear garden is enclosed with fenced borders, laid to lawn with a decked area and garage.

- ✓ SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Porch

2.09m x 0.72m (6'10" x 2'5")

Lounge

4.90m x 3.90m (16'1" x 12'10")



Kitchen

5.87m x 5.43m (19'3" x 17'10") Maximum



Dining Room

4.73m x 3.98m (15'6" x 13'1")

Snug/Bedroom Five

4.16m x 3.01m (13'8" x 9'11")

Bedroom One

5.05m x 3.92m (16'7" x 12'10") Maximum



Bedroom Two

4.15m x 3.96m (13'8" x 13'0")

Bedroom Three

7.18m x 2.35m (23'7" x 7'9")

Bedroom Four

2.78m x 2.30m (9'2" x 7'7")

Bathroom

3.06m x 2.49m (10'1" x 8'2")

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, turn left onto Abergele Road, take the eighth left turn onto Wynn Avenue, No 30 can be found on the right hand side.

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

Energy Performance Rating Band D

4 Bedroom
Detached
House

30 Wynn Avenue
Old Colwyn
LL29 9RF

£359,950

Reference Number: RP2729
20/04/22

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

