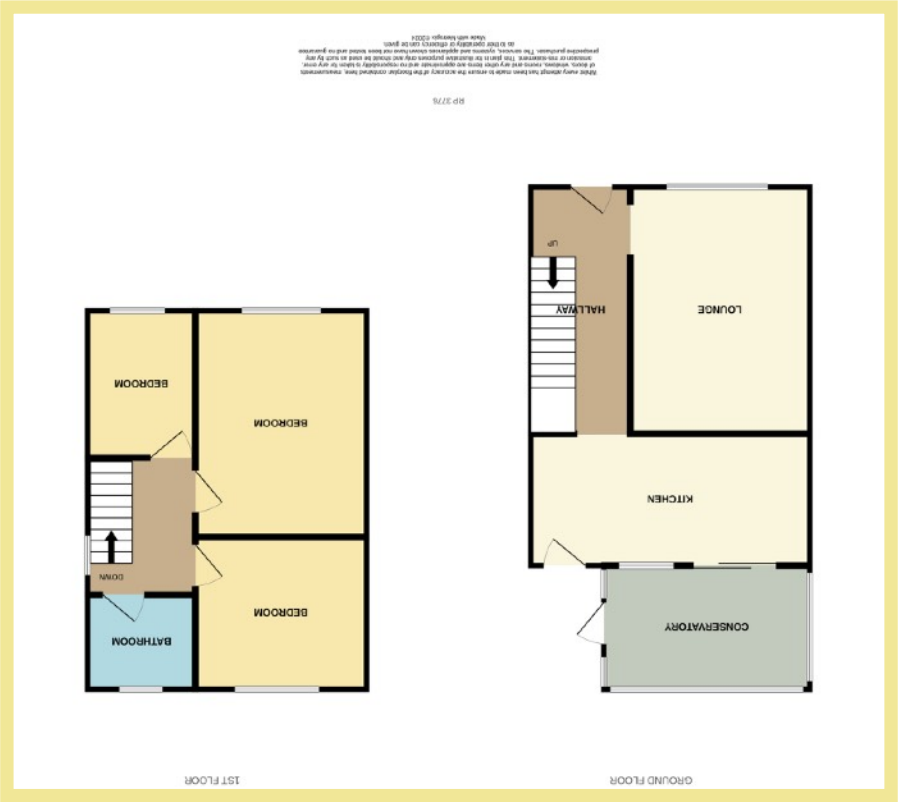


We endeavor to make our sales details accurate and reliable but they should

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Fletcher & Poole



Three Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This well maintained three bedroom semi detached house is situated in the sought after residential area of Upper Colwyn Bay, close to amenities and local schools. This particular property occupies a good size plot and the south facing garden has recently been improved with a paved seating area, levelled lawn, timber shed and surrounded by new fencing. To the front of the property there is off road parking. The accommodation on the ground floor comprises hallway, lounge, good size kitchen and conservatory currently being used as a dining room. To the first floor there are three bedrooms and a modern contemporary family bathroom. Here is UPVC double glazing and gas central heating.

✓ THREE BEDROOM SEMI DETACHED HOUSE

✓ WELL MAINTAINED PROPERTY OCCUPYING GOOD SIZE PLOT

✓ RECENTLY IMPROVED GARDEN WITH NEW PAVING AND FENCING

✓ OFF ROAD PARKING

✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA

Lounge

4.51m x 3.28m (14'10" x 10'9")



Kitchen

5.09m x 2.40m (16'9" x 7'11")



Conservatory

3.74m x 2.27m (12'3" x 7'6")



Bedroom One

4.13m x 3.12m (13'7" x 10'3")

Bedroom Two

3.13m x 2.90m (10'3" x 9'6")

Bedroom Three

2.68m x 2.18m (8'10" x 7'2")

Bathroom

1.86m x 1.66m (6'2" x 5'6")



Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with 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 and take the second left into Bryn Cadno.

Council Tax Band: C

Energy Performance Rating Band: C

3 Bedroom Semi Detached House

32 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

£234,950

Reduced From £244,950
Reference Number:RP3776
30/10/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		