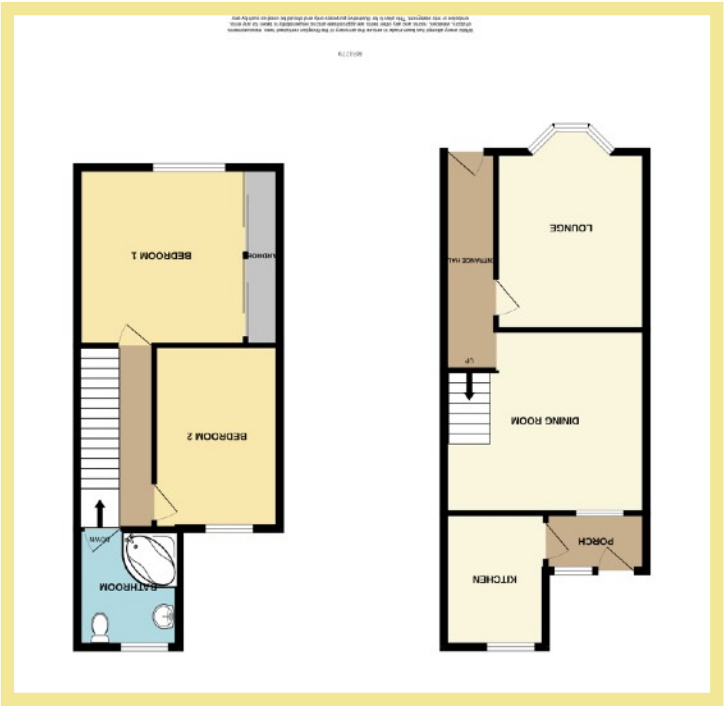


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



41 Park Road
Colwyn Bay
LL29 7UG

Two Bedroom Mid Terrace House Situated Close To Local shops, Schools & Amenities Of Colwyn Bay

Description

This two bedroom mid terrace house is situated close to the local shops, schools and other amenities of Colwyn Bay.

The accommodation on the ground floor comprises of:-

Entrance hallway, lounge with bay window, dining room, kitchen, rear porch with access to the enclosed rear yard.

Stairs lead to the first floor where there are two double bedrooms, one with fitted wardrobes and a family bathroom.

To the rear of the property there are steps down into the yard where there is access to storage and a gate for rear entrance.

The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the layout and location.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES
- ✓ ENCLOSED REAR YARD
- ✓ NO CHAIN

Entrance Hall

4.64m x 0.95m (15'3" x 3'2")



Lounge

3.72m x 3.12m (12'3" x 10'3")



Kitchen

2.83m x 2.13m (9'4" x 7'0")

Dining Room

4.27m x 3.89m (14'0" x 12'9")

Bathroom

2.52m x 2.15m (8'3" x 7'1")



Bedroom One

3.75m x 3.55m (12'4" x 11'8")



Bedroom Two

3.87m x 2.69m (12'8" x 8'10")

Location

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 on to 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 and after St Pauls Church turn right onto Rhiw Road, Park Road is the third turning on the left.

Council Tax Band B

Energy Performance Rating Band D

2 Bedroom Mid Terrace House

41 Park Road
Colwyn Bay
LL29 7UL

£121,950

Reduced From £124,950

NO CHAIN

Reference Number:RP3779

5/11/24

4Fletcher & 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

