

Stylish & Beautifully Presented Four Bedroom Detached Family Home In A Convenient Location Walking Distance To Local Schools, The Promenade, Beach & local Amenities

Description

A stylish and beautifully presented four bedroom detached family home is situated walking distance to the local schools, promenade, beach and other local amenities.

The property is finished to a high standard throughout and viewing is essential to appreciate the immaculate presentation, convenient location and spacious accommodation on offer.

The ground floor briefly comprises of:-

Covered front porch, entrance hall, light and spacious lounge/diner with bay window, inglenook fireplace with "Morso" log burner and French doors onto the enclosed rear garden, snug with feature gas burner, modern open plan kitchen/diner with integrated appliances including:-

Two electric ovens, warming drawer, dishwasher and 5 burner gas hob with wok burner, utility room with storage and cloakroom, access into the integral double garage with "Hormann" sectional electric doors.

French doors lead out from the kitchen/diner into the beautifully landscaped enclosed rear gardens with various paved patio seating areas perfect for outside dining and entertaining.

The outside garden room/office makes a fantastic addition for the option to "work from home" and has an attached garden store.

Stairs lead to the first floor where there is a spacious landing off which there is the master bedroom suite with walk in dressing room with built in wardrobes and ensuite shower room, a further two double bedrooms, one with fitted wardrobes, modern contemporary family bathroom with a free standing bath and separate walk-in shower.

The large fourth bedroom has plenty of eaves storage and is currently used as an office.

Benefitting from underfloor heating in all the bathrooms and kitchen, gas central heating with Ideal combi boiler found in the garage and UPVC double glazing throughout.

The loft is fully boarded with drop down ladder.

To the front of the property there is a large block paved driveway with ample off road parking for numerous vehicles and lawned area to the side with well established plants & shrubs.

- ✓ STYLISH & BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- ✓ SPACIOUS LOUNGE/DINER WITH BAY WINDOW & FEATURE LOG BURNER
- ✓ MASTER SUITE WITH WALK IN DRESSING ROOM & ENSUITE SHOWER ROOM
- ✓ BEAUTIFUL ENCLOSED LANDSCAPED REAR GARDEN
- ✓ OUTSIDE GARDEN ROOM/OFFICE
- ✓ INTEGRAL DOUBLE GARAGE
- ✓ CONVENIENT LOCATION FOR LOCAL SCHOOLS, PROMENADE, BEACH AND LOCAL AMENITIES
- ✓ AMPLE OFF ROAD PARKING
- ✓ NO CHAIN



4 Bedroom
Detached House

2 Garth Road
Old Colwyn
LL29 8AF

£469,950

NO CHAIN

Reference Number: RP3712
1109/24

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

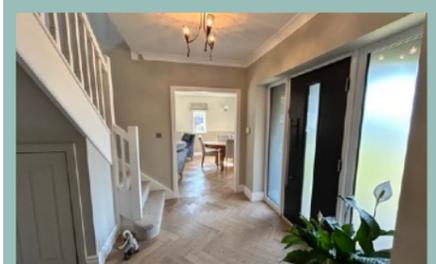
Viewing

By appointment. Contact:

tel: 01492 549178

email: rhosonseasales@fletcherpoole.com

web: www.fletcherpoole.com





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Entrance Hallway

3.15 x 2.91m (10'4" x 9'7")

Lounge/Diner

7.29m x 3.62m (23'11" x 11'11")

Snug

4.93m x 4.30m (16'2" x 14'2")

Kitchen/Diner

6.77m x 2.89m (22'2" x 9'6")

Utility Room

4.05m x 2.13m (13'4" x 7'0")

Cloakroom

1.58m x 0.99m (5'2" x 3'3")

Garden Room/Office

3.61m x 2.58m (11'10" x 8'6")

Garden Store

3.15m x 2.58m (10'4" x 8'6")

Master Suite

4.95m x 3.65m (16'3" x 12'0")

Walk In Dressing Room

2.72m x 1.24m (8'11" x 4'1")

Ensuite Shower Room

2.92m x 1.94m (9'7" x 6'5")

Bedroom Two

3.80m x 3.28m (12'6" x 10'9")

Bedroom Three

3.71m x 3.46m (12'2" x 11'4")

Bedroom Four

6.02m x 3.54m (19'9" x 11'7")

Bathroom

3.06m x 2.45m (10'1" x 8'1")



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 selection of high street shops is less than a mile away. The main secondary schools are walkable. The A55 dual carriageway provides access is less than half a mile, perfect for a commute and 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, take the fourth exit onto Abergele Road, take the second turning on the left onto Bryn Avenue, Garth Road is the second turning on the right.

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

Energy Performance Rating Band C

Integral Double Garage

5.55m x 4.95m (18'2" x 16'3")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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