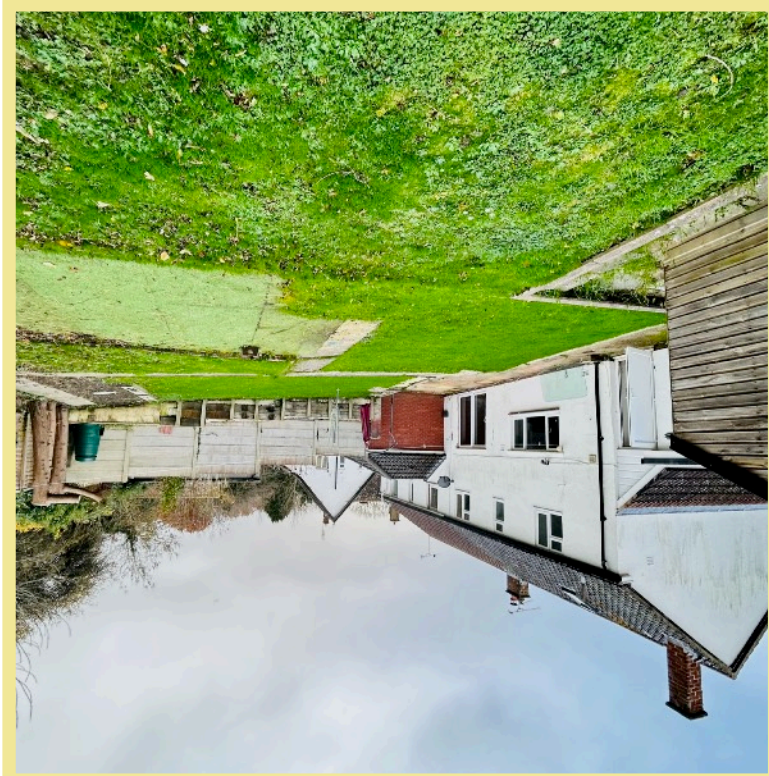


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



9 Severn Road
Colwyn Bay
LL29 8RD

Spacious Three Bedroom Semi Detached House With Extensive Rear Garden

Description

A spacious and well proportioned 3 Bedroom semi-detached house. Situated close to the local shops and amenities of Colwyn Bay. The property benefits from Upvc double glazing and gas central heating. Viewing is highly recommended to appreciate the layout, potential and extensive rear garden. The accommodation comprises of entrance hallway, lounge, kitchen/diner with access to a utility room, storage and a w.c with a back door to the large rear garden To the first floor there are 3 bedrooms and a family bathroom. There is a loft room which has a secret stairway hidden in a cupboard in the bathroom. To the front of the property there is a good sized garden benefiting from well established plants and shrubs. There is a garage with electrical power supply To the rear is an extensive garden mostly laid to lawn with a patio seating area.

- ✓ 3 BEDROOM SEMI-DETACHED HOUSE
- ✓ EXTENSIVE REAR GARDEN
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- ✓ GARAGE WITH UTILITY, STORE AND W.C

Lounge

6.44m x 3.21m (21'1" x 10'6") Maximum



Kitchen

4.19m x 2.98m (13'9" x 9'9")



Utility

2.86m x 1.77m (9'5" x 5'10")

Diner/Reception Room

3.78m x 3.03m (12'5" x 9'11")



W.C.

1.56m x 0.87m (5'1" x 2'11")

Bedroom One

3.53m x 3.04m (11'7" x 10'0")

Bedroom Two

3.23m x 3.11m (10'7" x 10'3")

Bedroom Three

2.69m x 2.27m (8'10" x 7'6")

Bathroom

2.08m x 1.73m (6'10" x 5'8")

Loft Room

4.78m x 2.51m (15'8" x 8'3")

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 right onto the Promenade and continue along, 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 and first left at the roundabout onto Severn Road, No 9 can be found on the right hand side.

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

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

9 Severn Road
Colwyn Bay
LL29 8RD

£199.950

Reference Number:RP3431
24/11/23

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

