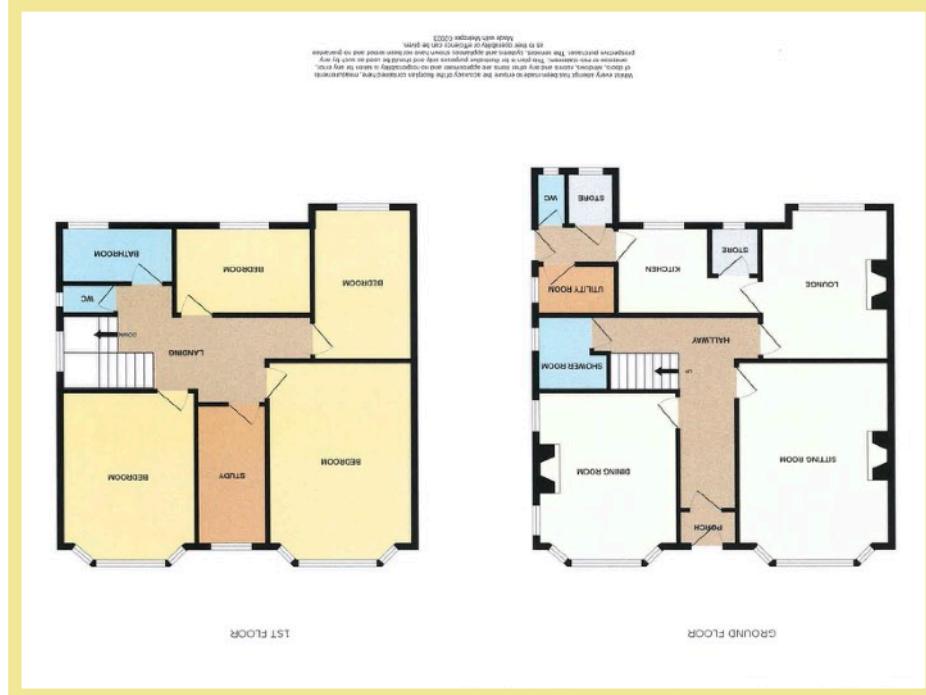


Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
Offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an

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F&P Fletcher Pool



14 Gregory Avenue
West End
Colwyn Bay
LL29 7ND

Five Bedroom Semi Detached House Situated In A Sought After Area

Description

A spacious five bedroom semi detached house which maintains a wealth of original features and situated on a substantial plot close to the local shops and amenities of Colwyn Bay. In brief the property comprises of entrance porch, hallway, large sitting room, dining room, lounge, kitchen, utility room, shower room, w.c. and two additional storage rooms. To the first floor there is a large landing, five double bedrooms, one of which could be used as a study/office, family bathroom and w.c. The property has a wealth of potential for a beautiful family home to be created. To the front of the property is ample off road parking, a detached garage and a small garden mostly laid to lawn and borders with well established plants and shrubs. To the rear of the property is a large garden again mostly laid to lawn with various seating areas and well established plants and shrubs. Viewing is essential to appreciate the layout, location and potential this property has to offer.

- ✓ FIVE BEDROOM SEMI DETACHED HOUSE
- ✓ OFF ROAD PARKING, DETACHED GARAGE & ENCLOSED REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ WELL PLANNED ACCOMMODATION
- ✓ OFFERS A WEALTH OF POTENTIAL

Lounge

5.63m x 4.07m (18'6" x 13'4")



Dining Room

4.89m x 3.83m (16'1" x 12'7")

W.C.

1.73m x 1.05m (5'8" x 3'6")

Store Room

2.24m x 1.99m (7'4" x 6'7")

Kitchen

4.44m x 3.21m (14'7" x 10'7")

Utility

2.13m x 1.44m (7'0" x 4'9")

Sitting Room

4.79m x 3.68m (15'9" x 12'1")



Shower Room

1.74m x 1.44m (5'9" x 4'9")

Bedroom One

5.13m x 4.28m (16'10" x 14'1")

Bedroom Two

5.72m x 4.10m (18'9" x 13'6")

Bedroom Three

4.22m x 3.49m (13'10" x 11'5")

Bedroom Four

3.51m x 2.99m (11'6" x 9'10")

Bedroom Five

3.77m x 2.47m (12'4" x 8'1")

Bathroom

2.83m x 2.73m (9'4" x 9'0")

W.C.

2.17m x 0.96m (7'2" x 3'2")

Location

The property is located in the popular West End area of Colwyn Bay with its variety of local shops and other amenities. Within a mile of Rhos on Sea beach and promenade. 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 onto the promenade, turn first right into Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and cross over the A55. At the mini roundabout turn right onto Conway Road and take the third left onto Gregory Avenue.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

5 Bedroom
Semi Detached
House

14 Gregory Avenue
West End
Colwyn Bay
LL29 7ND

£315,000

Reference Number: RP3167
17/03/23

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

