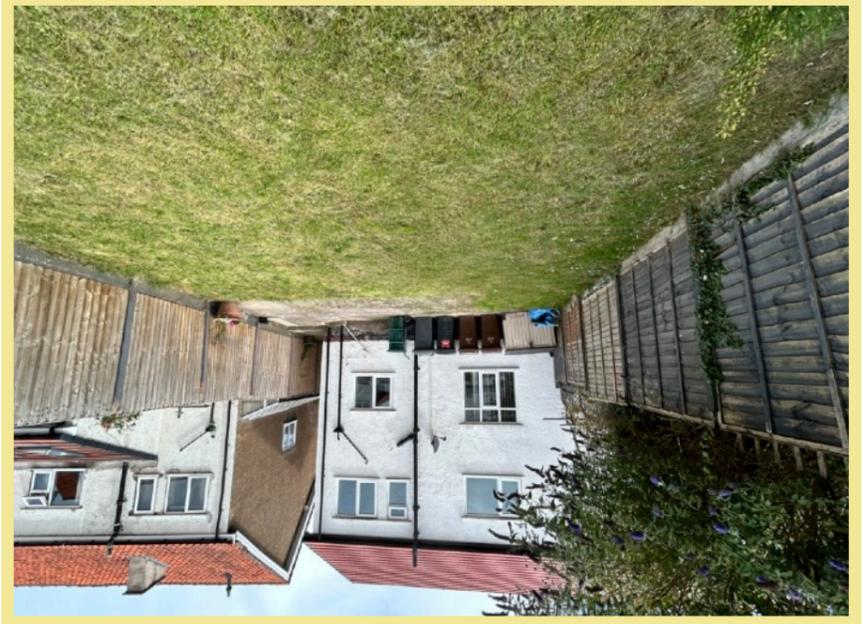
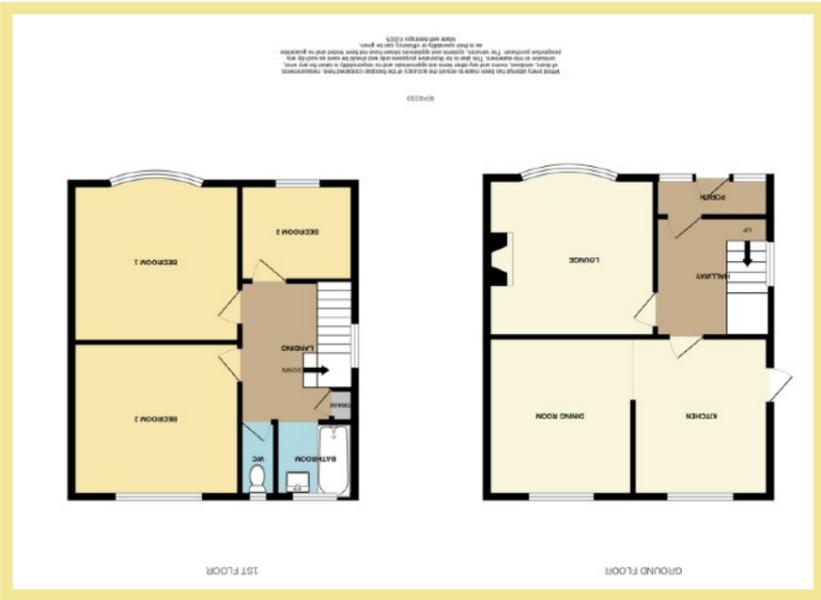


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



32 Colwyn Crescent
Rhos on Sea
LL28 4RH

Traditional Three Bedroom Semi Detached Family House Situated In The Heart Of Rhos on Sea

Description

This traditional three bedroom semi-detached family house retains many original features, such as:- Stained glass windows, picture rails and original cast iron fireplaces.

Situated in the heart of Rhos on Sea, walking distance to the local shops, promenade & beach. A short drive to both Llandudno & Colwyn Bay.

Outside to the rear there is a good sized enclosed garden, lawned with fenced borders.

Entrance through the porch with original checked floor tiles into the hallway, light and spacious lounge with fireplace and bay window, kitchen/diner with access out onto the side of the property and into the garden.

Stairs lead to the first floor where there are two double bedrooms, one with bay window, both with original cast iron fireplaces and a single bedroom.

Family bathroom with separate w.c.

Benefitting from gas central heating and UPVC double glazed windows throughout.

Viewing is recommended to appreciate this traditional family house with its central location.

- ✓ TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ RETAINS MANY ORIGINAL FEATURES
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Lounge

3.80m x 3.62m (12'6" x 11'11")



Kitchen

3.47m x 2.47m (11'5" x 8'1")



Porch

2.59m x 0.88m (8'6" x 2'11")

Dining Room

3.64m x 3.31m (11'11" x 10'11")

Bedroom One

3.64m x 3.81m (11'11" x 12'6")



Bedroom Two

3.64m x 3.81m (11'11" x 12'6")

Bedroom Three

2.58m x 2.21m (8'6" x 7'3")

Bathroom

1.84m x 1.68m (6'1" x 5'6")



W.C.

1.71m x 0.78m (5'7" x 2'7")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right and then immediately right onto Rhos Road. Colwyn Crescent is the second road on the right.

Council Tax Band: D
Energy Efficiency Rating: Band D

3 Bedroom
Semi Detached
House

32 Colwyn Crescent
Rhos On Sea
LL28 4RH
£214,950

Reference Number: RP4030

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

