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www.fletcherpoole.com



73 Llysfaen Road
 Old Colwyn
 Conwy
 LL29 9HH

TWO BEDROOM END TERRACE HOUSE SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA

Description

This two bedroom end terrace house is situated in the popular & convenient residential area of Old Colwyn. Close to local shops, schools & other amenities. A short drive from both Colwyn Bay & Rhos on Sea for the promenade, beach & further amenities. To the rear there is an enclosed low maintenance garden with decked patio seating area, fenced borders and garden store. To the front there is a small paved seating area. The accommodation comprises of:- Entrance porch, lounge with feature fireplace, dining room with access door into the rear garden, kitchen and bathroom. Stairs in the dining room take you up to the two double bedrooms. The property benefits from gas central heating and new UPVC double glazed windows and new composite doors. Early viewing is recommended to appreciate this end terrace house with it's popular location.

- ✓ TWO BEDROOM END TERRACE HOUSE
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN WITH DECKED PATIO SEATING AREA & GARDEN STORE
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ CLOSE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES
- ✓ NO CHAIN

Porch

5' 1" x 3' 4" (1.55m x 1.01m)

Lounge

12' 2" x 11' 3" (3.72m x 3.44m)



Dining Room

12' 2" x 10' 6" (3.72m x 3.21m)



Kitchen

9' 10" x 7' 10" (2.99m x 2.39m)



Bathroom

8' 1" x 5' 3" (2.47m x 1.60m)



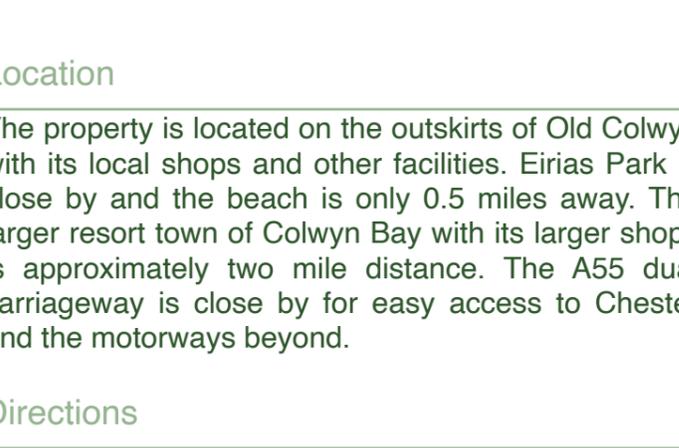
Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)



Bedroom Two

12' 2" x 10' 7" (3.71m x 3.22m)



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. The larger resort town of Colwyn Bay with its larger shops is approximately two 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. Continue along passing Porth Eirias on the left-hand side, turn right for Old Colwyn and proceed to the roundabout, turn left onto Abergele Road, Continue through Old Colwyn, fork right onto Llysfaen Road.

Council Tax Band: "B" (provided on www.voa.gov.uk)
Energy Performance Rating Band "TBC"
Tenure: Freehold

2 Bedroom End Terrace

73 Llysfaen Road
Old Colwyn
Conwy
LL29 9HH

NO CHAIN

£149,950

Reference Number:RP4221
2/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
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Rhos-on-Sea, LL28 4NH

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

