

F&P Fletcherpoole



45 Coed Coch Road
Old Colwyn
LL29 9UP

F&P

Three Bedroom Semi Detached House Situated Close To Local Shops & Amenities

Description

This spacious, well proportioned 3 bed semi detached house is situated close to the amenities of Old Colwyn. To the front of the property there is a gravel garden and to the rear a large backyard with outside toilet and shed. The spacious property comprises of an entrance porch through to the original stained glass front door into a good sized hallway. From the hallway there is a lounge with bay window and 2nd reception room which overlooks the back. The kitchen has a upvc door leading out to the large backyard with shed and outside toilet. To the first floor there are 3 bedrooms and a family bathroom.

- ✓ 3 BEDROOM SEMI-DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER AREA, CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- ✓ LARGE BACKYARD WITH SHED AND OUTSIDE TOILET
- ✓ FRONT GRAVEL GARDEN

Porch

1.52m x 1.99m (5'0" x 6'6")

Hallway

1.46m x 3.79m (4'10" x 12'5")

Lounge

3.67m x 3.64m (12'1" x 11'11")



Kitchen

2.13m x 5.71m (7'0" x 18'9")



Sitting/Dining Room

3.67m x 4.63m (12'1" x 15'2")



Bedroom One

3.72m x 3.69m (12'3" x 12'1")

Bedroom Two

2.88m x 2.75m (9'6" x 9'0")

Bathroom Three

2.27m x 2.77m (7'5" x 9'1")

Bathroom

1.46m x 3.64m (4'10" x 11'11")



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 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergel Road, Coed Coch Road is the third turning on the right.

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

3 Bedroom
Semi Detached
House

45 Coed Coch Road
Old Colwyn
LL29 9UP
£174,950

Reference Number: RP3429
22/11/23

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

