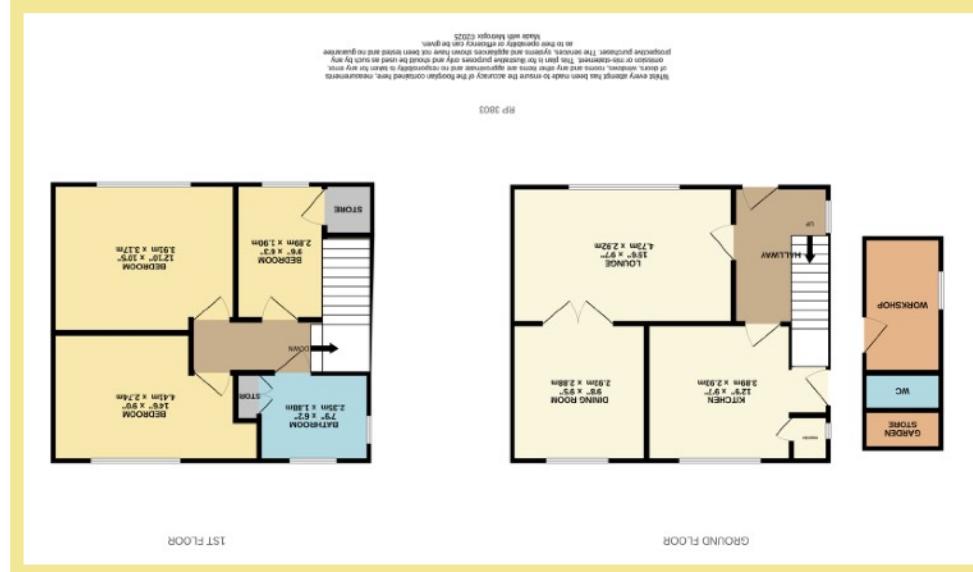


Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty is given as to their condition. 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 warranty in relation to the property and no authority to do so on behalf of the seller.

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F&P

4 Maes Y Glyn  
Colwyn Bay  
LL29 8RE

# THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL DE SAC CLOSE TO LOCAL AMENITIES

## Description

This three bedroom semi detached house is situated in a quiet cul de sac close to the amenities of Colwyn Bay, local schools and Eirias Park. The well planned accommodation has been well maintained and updated by the present vendors. In 2019 the property underwent a high level of renovation including a new roof, boiler and central heating system, new kitchen and bathroom, all internal doors and the front door. The property also benefits from a front garden that over looks the 'green' and a good size rear garden which is mainly laid to lawn and with a variety of well established plants and shrubs. There is ample on road parking close to the property. The accommodation on the ground floor comprises of hallway, lounge with double doors opening into the dining room which in turn leads into the kitchen that has a walk in pantry and access to the garden. Also off the kitchen there is access to a workshop, W.C. and garden store room. To the first floor there are three bedrooms, two doubles and a single and a modern contemporary bathroom. There is gas central heating and UPVC double glazing.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ WELL PLANNED AND MAINTAINED PROPERTY
- ✓ GOOD SIZE REAR GARDEN
- ✓ SITUATED IN QUIET CUL DE SAC CLOSE TO AMENITIES

## Hallway

2.92m x 2.03m (9'7" x 6'8")

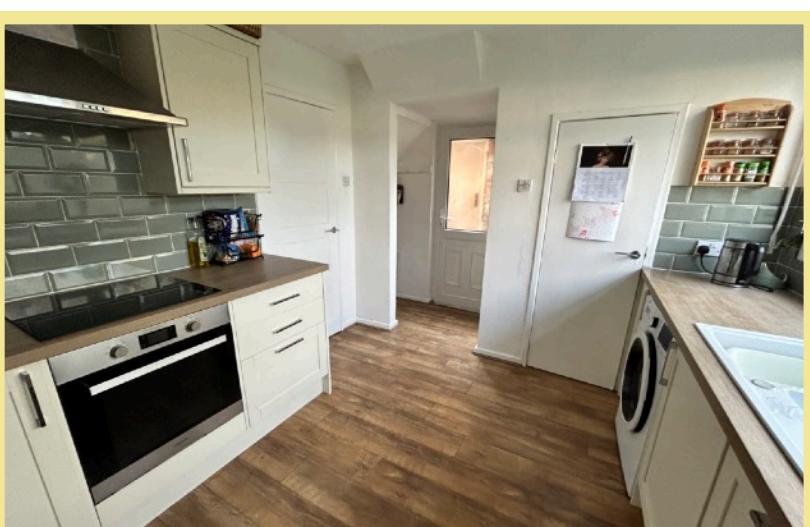
## Lounge

4.73m x 2.93m (15'6" x 9'8")



## Kitchen

3.89m x 2.93m (12'9" x 9'8")



## Dining Room

2.96m x 2.93m (9'9" x 9'8")

## Bedroom One

3.91m x 3.17m (12'10" x 10'5")



## Bedroom Two

4.41m x 2.74m (14'6" x 9'0") Maximum

## Bedroom Three

2.89m x 1.90m (9'6" x 6'3")

## Bathroom

2.35m x 1.66m (7'9" x 5'6")

## Workshop

2.88m x 1.64m (9'6" x 5'5")

## W.C.

1.60m x 0.81m (5'3" x 2'8")

## Garden Store

1.70m x 0.81m (5'7" x 2'8")

## 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 left onto Maes Y Glyn.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "C"

3 Bedroom  
Semi Detached  
House

4 Maes Y Glyn  
Colwyn Bay  
LL29 8RE

£185,995

Reference Number: RP3803  
4/12/24

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](http://www.fletcherpoole.com)

