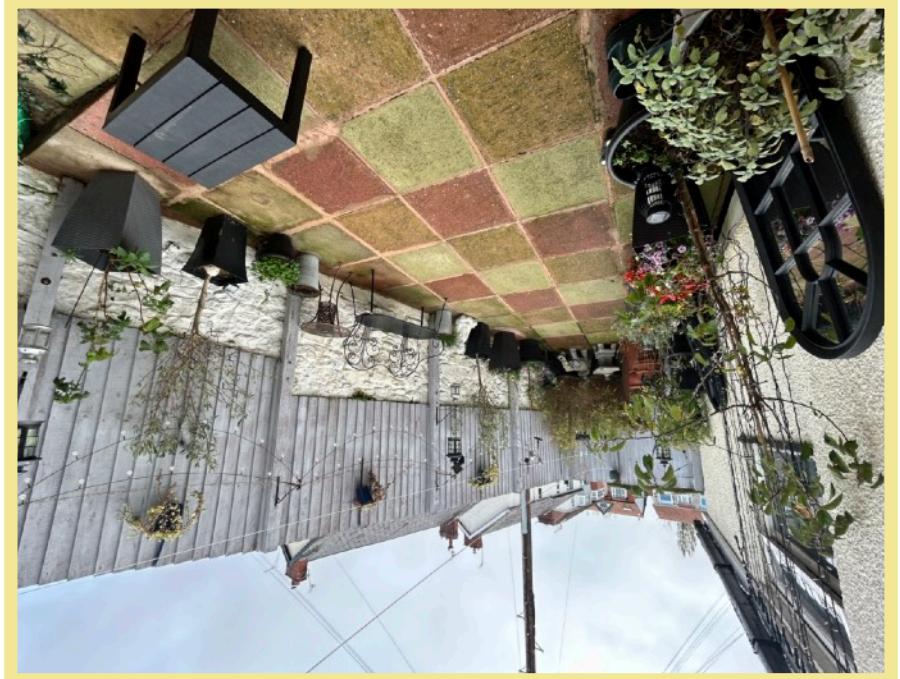
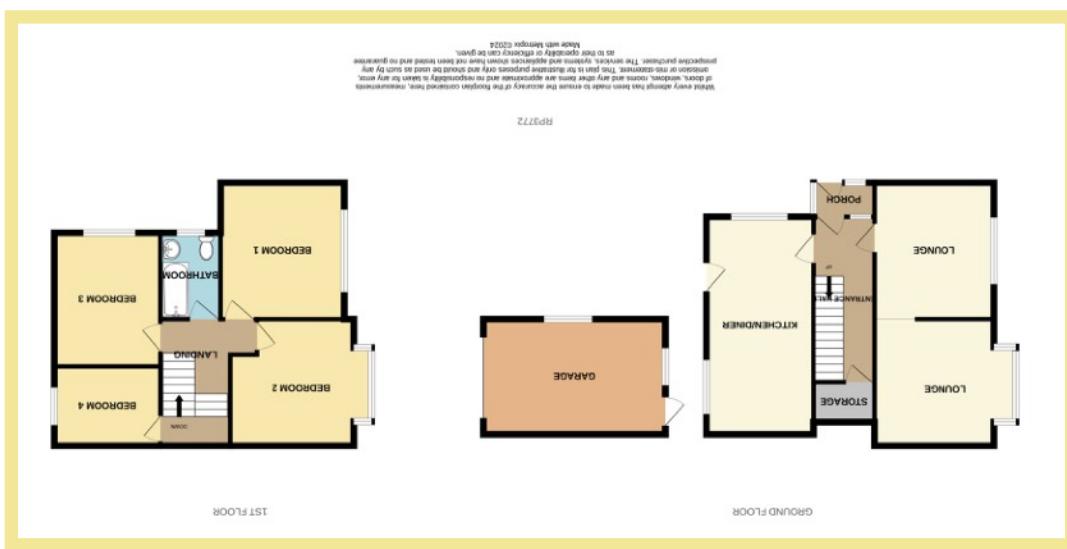


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and

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Fletcher Pool



**58 Llanelian Road
Old Colwyn
LL29 9UA**

Four Bedroom Traditional Semi Detached Family Home Situated In A Convenient Location

Description

This four bedroom traditional semi-detached family home is situated in a convenient location for the local shops, schools and other amenities of both Old Colwyn and Colwyn Bay.

The property retains a wealth of original features. Viewing is highly recommended to appreciate the spacious layout, character and convenient location. The accommodation on the ground floor comprises Entrance porch, hallway with understairs storage, spacious lounge opening onto the 2nd lounge with box bay window, contemporary kitchen/diner with integrated dishwasher and quartz worktops. Stairs lead to the first floor where there are three double bedrooms, a single bedroom currently used as a dressing room with fitted wardrobes and a modern family bathroom. The property benefits from UPVC double glazing and gas central heating throughout. Leading out from the kitchen/diner there is an enclosed courtyard, paved for low maintenance with patio seating area and access to the garage which has full power and is used as a utility. To the front and side is walled with plants & shrubs with the entrance to the property at the side with roadside parking.

- ✓ FOUR BEDROOM SEMI DETACHED FAMILY HOME
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ TWO RECEPTION ROOMS
- ✓ CONVENIENT LOCATION FOR LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES
- ✓ GARAGE
- ✓ ENCLOSED REAR COURTYARD GARDEN

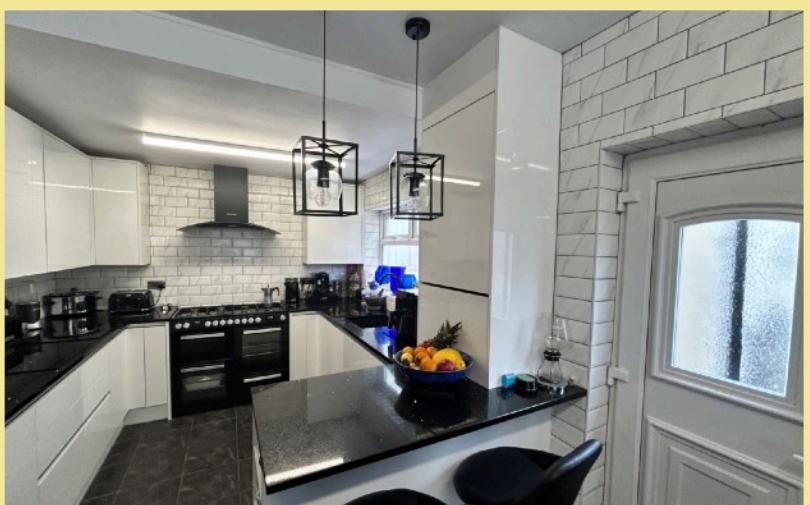
Lounge

3.63 x 3.33m (11'11" x 10'11")



Kitchen/Diner

5.81m x 2.86m (19'1" x 9'5")



Porch

1.49m x 0.90m (4'11" x 3'0")

Hallway

4.43m x 1.64m (14'7" x 5'5")

Second Reception Room

3.37m x 3.33m (11'1" x 10'11")



Bedroom One

3.62m x 3.30m (11'11" x 10'10")

Bedroom Two

3.37m x 3.30m (11'1" x 10'10")

Bedroom Three

3.55m x 2.86m (11'8" x 9'5")

Bedroom Four

2.86m x 2.10m (9'5" x 6'11")

Family Bathroom

2.34m x 1.62m (7'8" x 5'4")

Garage

4.90m x 3.07m (16'1" x 10'1")

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 and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Go straight across onto LLanelian Road.

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

4 Bedroom
Semi Detached
House

58 LLanelian Road
Old Colwyn
LL29 9UA
£214,950

Reference Number: RP3772
29/10/24

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

