

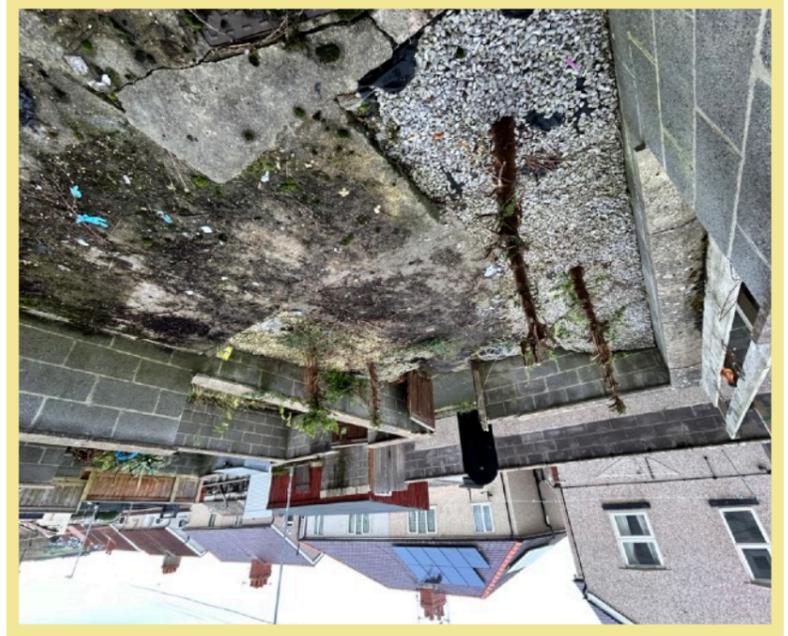
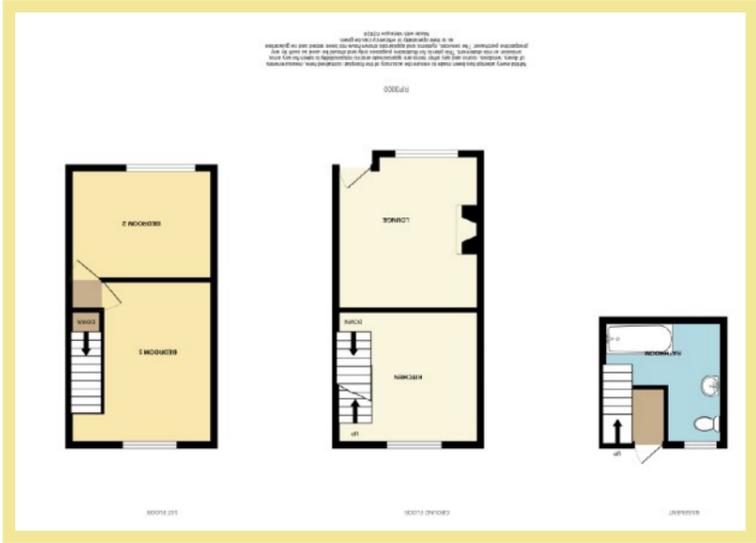
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



19 Grange Road
Colwyn Bay
LL29 7RL

Two Bedroom Mid Terrace House Situated Close To Local Shops, Schools & Amenities

Description

This two bedroom mid terrace house is ideal for a first time buyer.

Situated in a convenient location close to the local shops, schools and other amenities of Colwyn Bay.

The accommodation is laid over three floors and comprises of:-

Entrance on the ground level into the lounge, kitchen with stairs down to the basement level where there is a bathroom and access to the enclosed rear yard. Stairs also lead up from the kitchen to the first floor where there are two double bedrooms, the rear bedroom benefitting from far reaching sea views.

UPVC double glazing and gas central heating throughout the property.

Viewing is highly recommended to appreciate the layout and convenient location.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ FAR REACHING SEA VIEWS FROM THE REAR
- ✓ LAID OVER THREE FLOORS
- ✓ CONVENIENT LOCATION CLOSE TO THE LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES
- ✓ IDEAL FOR A FIRST TIME BUYER
- ✓ NO CHAIN

Lounge

3.85m x 3.55m (12'8" x 11'8")



Kitchen

3.55m x 3.31m (11'8" x 10'11")



Bedroom One

4.05m x 3.58m (13'4" x 11'9")



Bedroom Two

3.55m x 2.66m (11'8" x 8'9")

Bathroom

3.09m x 2.92m (10'2" x 9'7")



Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, where Grange Road can be found on the left.

Council Tax Band B

Energy Performance Rating Band "C"

2 Bedroom
Mid Terrace
House

19 Grange Road
Colwyn Bay
LL29 7RL

£112,500

Reduced From £114,950
Reference Number:RP3800
29/11/24

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

