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www.fletcherpoole.com



29 Yerburch Avenue
Colwyn Bay
LL29 7NB

Traditional Four Bedroom Semi Detached Family House

Situated In A Highly Desirable Residential Area

Description

This traditional four bedroom semi-detached family home is situated in a highly desirable residential area. Close to the local shops & amenities of Colwyn Bay. A short drive to Rhos on Sea for the promenade & beach. The property retains a wealth of original features, such as:- Stained glass windows, high ceilings, original doors & door furniture, light switches and beautiful original staircase. Spacious & well planned but with the potential for further renovations. The rear enclosed garden is extensive, lawned with fenced borders, terrace, detached workshop, summerhouse and detached garage. To the front there is off-road parking on the driveway and small garden set behind stone walls. The accommodation comprises of:- Porch, entrance hall with under-stairs storage, lounge with bay window, 2nd reception room also with bay window, kitchen, utility room with access onto the driveway at the side of the property, shower room and dining room with French doors out onto the terrace. The original staircase leads up to four bedrooms-two with bay windows, office and two further rooms ready to be plumbed for a bathroom and separate w.c. The property has gas central heating and UPVC double glazed windows throughout with the added benefit from being sold with no onward chain. Viewing is essential to appreciate the spacious accommodation, desirable & convenient location and the potential this family home has to offer.

- ✓ TRADITIONAL FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ RETAINS MANY ORIGINAL FEATURES
- ✓ OFFERING A WEALTH OF POTENTIAL
- ✓ EXTENSIVE REAR GARDEN WITH DETACHED WORKSHOP
- ✓ DETACHED GARAGE & OFF ROAD PARKING
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS & OTHER AMENITIES
- ✓ NO CHAIN

Lounge

4.94m x 3.62m (16'3" x 11'11")



Kitchen

3.49m x 2.73m (11'6" x 9'0")



Utility Room

3.13m x 1.72m (10'3" x 5'8")

Second Reception Room

5.68m x 3.93m (18'8" x 12'11")



Dining Room

3.95m x 3.63m (13'0" x 11'11")

Shower Room

2.54m x 2.10m (8'4" x 6'11")

Bedroom One

5.72m x 3.95m (18'9" x 13'0")

Bedroom Two

5.04m x 3.65m (16'7" x 12'0")

Bedroom Three

3.42m x 3.02m (11'3" x 9'11")

Bedroom Four

3.36m x 2.78m (11'0" x 9'2")

Office

2.10m x 1.32m (6'11" x 4'4")

Bathroom

2.74m x 1.53m (9'0" x 5'0")

W.C.

1.71m x 0.80m (5'8" x 2'8")

Detached Garage

Workshop at the rear

Detached Workshop

3.65m x 2.23m (12'0" x 7'4")

Location

The property is located in the popular West End area of Colwyn Bay. Within a mile of Rhos on Sea beach and promenade. 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 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 cross over the A55. At the mini roundabout turn right towards Mochdre and take the second left onto Yerburgh Avenue.

Council Tax Band: "E" (provided on www.vo.gov.uk)
Energy Performance Rating Band TBC

Four Bedroom
Semi Detached
House

29 Yerburgh Avenue
Colwyn Bay
LL29 7NB

£249,950

Reference Number:RP4214
20/02/26

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:
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web: www.fletcherpoole.com

