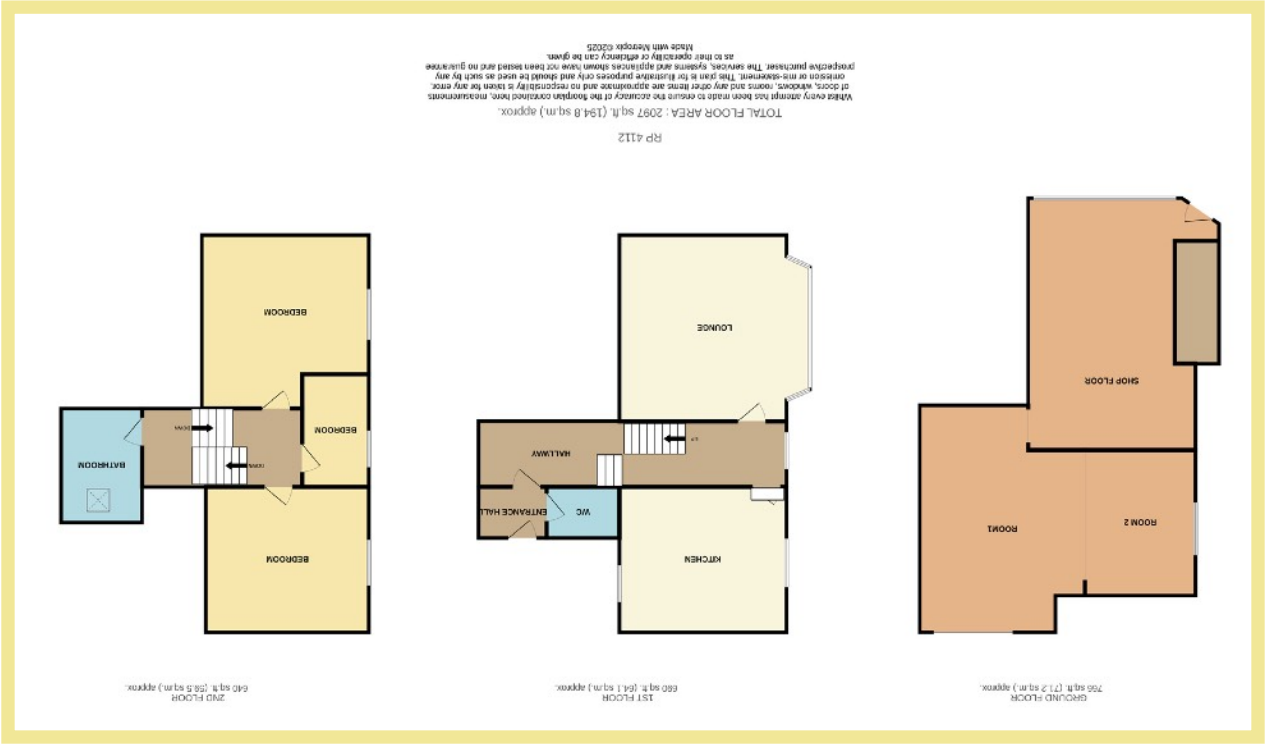


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Three Bedroom Maisonette With Retail Premises Situated Close To The Centre Of Colwyn Bay

Description

This three bedroom maisonette and retail premises is situated close to the centre of Colwyn Bay, local schools and all transport links. Ideal as an investment the retail premises are leased out and currently being used as a launderette, achieving £750 pcm. The maisonette is accessed off Lawson road, with it's own entrance and benefitting from spacious accommodation which comprises of entrance hall with W.C., hallway with stairs up to the light and spacious lounge and kitchen/diner, good size bathroom and three bedrooms. There is gas central heating and UPVC double glazing. Viewing is recommended to appreciate the size and layout.

- ✓ THREE BEDROOM MAISONETTE WITH RETAIL PREMISES
- ✓ GOOD SIZE ACCOMMODATION WITH RETAIL PREMISES CURRENTLY BEING USED AS A LAUNDERETTE
- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ SITUATED CLOSE TO THE CENTRE OF COLWYN BAY
- ✓ NO CHAIN

Maisonette Entrance Hall

1.94m x 1.32m (6'5" x 4'4")

Hallway

4.85m x 1.68m (15'11" x 5'6")

Lounge

5.25m x 4.09m (17'3" x 13'5") Maximum



Kitchen/Diner

4.31m x 3.96m (14'2" x 13'0")



Bathroom

3.25m x 2.41m (10'8" x 7'11")



W.C.

1.86m x 1.40m (6'2" x 4'7")

Bedroom One

4.46m x 4.24m (14'8" x 13'11")

Bedroom Two

4.56m x 4.11m (15'0" x 13'6")

Bedroom Three

2.73m x 1.83m (9'0" x 6'0")

Retail Premises

Shop Floor

6.89m x 5.21m (22'7" x 17'1") Maximum

Room One

6.10m x 3.71m (20'0" x 12'2")

Room Two

3.98m x 3.83m (13'1" x 12'7")

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 onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, 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, take the fourth right onto Abergele Road where No 131 can be found on the right.

Council Tax Band TBC

Energy Performance Rating Band TBC

3 Bedroom
Maisonette With
Retail Premises

131 Abergele Road
Colwyn Bay
LL29 7SL

£169,950

NO CHAIN

Reference Number:RP4112

19/09/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

