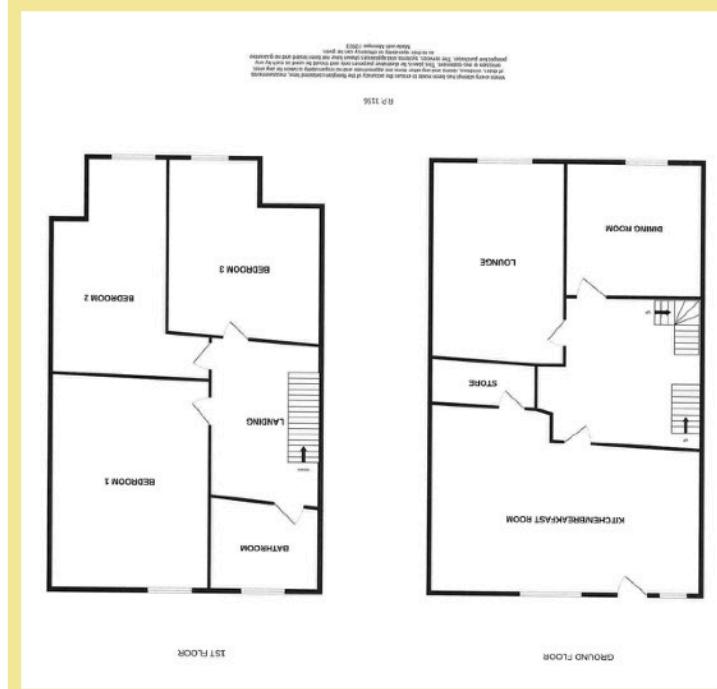


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representation or give any warranty in
or contract. The seller does not make any
and they do not constitute any part of an
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make our sales details
We endeavor to make our sales details

www.fletcherpool.com

F&P Fletcher Pool



Well Presented Three Bedroom Maisonette Situated In A Sought After Area

Description

This spacious maisonette is situated in the popular area of Colwyn Bay, close to the local shops, schools, amenities and transport links. Viewing is highly recommended to appreciate the spacious layout and wealth of original features. In brief the property comprises of entrance hallway, stairs up to a large hallway, kitchen/diner with access to rear courtyard, lounge, dining room and storage cupboard. To the first floor there are three double bedrooms and a family bathroom. To the rear is a beautifully presented courtyard with seating areas and artificial turf. Viewing is essential to appreciate the spacious layout and location this property has to offer.

- ✓ WELL PRESENTED THREE BEDROOM MAISONETTE
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION
- ✓ REAR COURTYARD

Lounge

4.96m x 3.55m (16'3" x 11'8")



Kitchen/Diner

5.62m x 3.92m (18'5" x 12'10")



Dining Room

3.56m x 2.37m (11'8" x 7'9")

Bedroom One

4.11m x 3.93m (13'6" x 12'11")



Bedroom Two

5.07m x 2.92m (16'8" x 9'7")

Bedroom Three

3.76m x 2.96m (12'4" x 9'9")

Bathroom

2.02m x 1.87m (6'8" x 6'2")



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 onto the Promenade, take the second turning right onto Cayley Promenade leading onto Whitehall Road, continue to the roundabout, take the second exit onto Brompton Avenue and proceed straight on at the traffic lights crossing over the A55 dual carriageway, take the first left at the mini roundabout onto Conway Road, No 95 can be found on the right hand side.

Council Tax Band B

Energy Performance Rating Band D

**3 Bedroom
Maisonette**

**95 Conway Road
Colwyn Bay
LL29 7LW**

£115,000
Reduced from £120,000
OFFERS OVER

Reference Number: RP3156
8/3/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		76 C
39-54	E		59 D
21-38	F		
1-20	G		