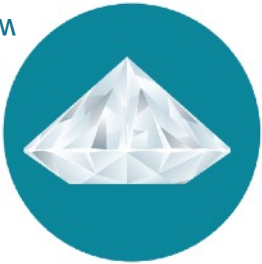


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.



38 Penmaen Bod Eilias
Old Colwyn
LL29 8BL

Immaculately Presented Three/Four Bedroom Townhouse Benefitting From Panoramic Coastal Views

Description

This exceptional presented three/four bedroom townhouse is situated within a private gated community and close to all the local amenities of Old Colwyn, spread over three floors making for a spacious family home with breathtaking panoramic coastal views,

The property benefits from having a driveway for two vehicles, garage, UPVC double glazing and gas central heating throughout. Viewing is strongly recommended to fully appreciate its elevated position with panoramic costal views which are breathtaking.

The ground floor comprises of: Entrance hallway, cloakroom W/C, access to the integral garage with electric garage door, kitchen/diner with a modern fitted kitchen with integrated appliances including a double oven, induction hob, dishwasher and fridge/freezer. French doors leading out onto garden patio which is an ideal space for entertaining while enjoying sea views and mesmerizing sunsets.

On the first floor, you'll find a spacious lounge which could be used as a stunning bedroom with access to a balcony which runs the full width of the property, complete with a glass balustrade, spacious master bedroom with ensuite shower room.

Second floor comprises two additional double bedrooms and modern contemporary family bathroom.

This property benefits from a block-paved driveway offering off-road parking. The rear garden is landscaped with a flagged patio area of the kitchen/ diner with steps leading you down the lawned area, this garden offers the most a spectacular coastal views.

- ✓IMMACULATELY PRESENTED THREE/FOUR BEDROOM TOWNHOUSE
- ✓SITUATED IN AN ELEVATED POSITION WITH PANORAMIC COASTAL VIEWS
- ✓PRIVATE GATED COMMUNITY
- ✓DRIVEWAY & GARAGE
- ✓NO CHAIN



3/4 Bedroom
Townhouse

38 Penmaen Bod
Eillas
Old Colwyn
LL29 8BL

£349,950

Reference Number: RP3829
23/01/25

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:rhosonseafletcherpoole.com
web: www.fletcherpoole.com



3 Bedroom
Townhouse

38 Penmaen Bod
Eilias
Old Colwyn
LL29 8BL

£349,950

Reference Number: RP3829
23/01/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

Hall
5.30 x 1.19m (17'5" x 3'11")

Cloakroom
2.11m x 0.95m (6'11" x 3'2")

Garage
5.21m x 2.58m (17'1" x 8'6")

Kitchen/Diner
5.81m x 4.99m (19'1" x 16'5")

Master Bedroom
4.96m x 3.80m (16'3" x 12'6")

Ensuite
2.78m x 1.16m (9'2" x 3'10")

Lounge/Bedroom
4.94m x 3.74m (16'2" x 12'3")

Landing
2.94m x 2.07m (9'8" x 6'10")

Bedroom Two
4.92m x 3.75m (16'2' x 12'4")

Bedroom Three
4.94m x 2.88m (16'3" x 9'6")

Bathroom
2.78m x 1.78m (9'2" x 5'10")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. 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, continue along this road nearly to the end, bear right towards Old Colwyn, turn left at the roundabout onto Abergele Road, continue through Old Colwyn to the top of the hill turn left onto Penmaen Bod Eilias.

Council Tax Band: “D” (provided on voa.gov.uk)

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

3 Bedroom
Townhouse

38 Penman Bod
Eilias
Old Colwyn
LL29 8BL

£349,950

Reference Number: RP3829
23/01/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

