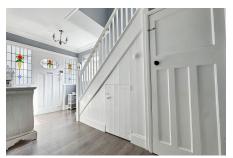


## 1 Penrhos Avenue, Old Colwyn, Conwy, LL29 9HW

£250,000 Page 3 Land 2









A traditional semi detached house that still retains some original features, yet has been modernised and is now presented in a very contemporary fashion. Set in an elevated position on the outskirts of Old Colwyn and with glimpses of the sea from the rear upstairs window. The property offers spacious accommodation with two reception rooms, a study/potential downstairs bedroom, conservatory and a modern kitchen. Upstairs there are three bedrooms and a fashionable bathroom. With gas central heating, double glazing, an easy to maintain plot and access to local amenities, this family house will certainly attract interest.



## **Key Features**

- · Semi detached house
- · Some traditional features
- · Modern kitchen and bathroom
- · Driveway parking
- · Council Tax D

- · Located on the edge of Old Colwyn
- Three/four bedrooms
- · Spacious living accommodation
- Freehold
- EPC D

Approx Gross Internal Area
108 sq m / 1185 sq ft

Kitchen
2.58m x 3.75m
2.58m x 3.75m
2.62m x 3.34m
87" x 10\*11"

Bathroom
2.05m x 2.54m
87" x 10\*11"

Bedroom 2
3.75m x 3.54m
12\*1" x 11\*8"

Bedroom 3
1.2\*1" x 11\*8"

Bedroom 1
3.75m x 3.54m
12\*2" x 12\*1"

First Floor
Approx 64 sq m / 689 sq ft

Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Loons of flems such as bathroom suites are representations only and may not look like the real tierms. Made with Made Snappy 360.