



## 3 Pentre Canol

Old Colwyn, Colwyn Bay, LL29 8US

**Offers over £325,000**



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## Lounge

14'1" x 11'4" (4.31m x 3.47m)

## Kitchen/Dining Room

23'5" x 12'3" (7.15m x 3.75m)

## Utility

7'8" x 5'5" (2.34m x 1.66m)

## Bedroom One

12'11" x 11'4" (3.96m x 3.46m)

## Bedroom Two

11'4" x 9'2" (3.46m x 2.81m)

## Bedroom Three

10'9" x 7'1" (3.29m x 2.18m)

## Bedroom Four

7'0" x 6'7" (2.14m x 2.01m)

## Garage

16'6" x 8'9" (5.05m x 2.69m)

## External

From the advantage of having a drive to have a good size enclosed low maintenance back garden this property has great outside space with access to the garden via a side gate from the front.



## Road Map



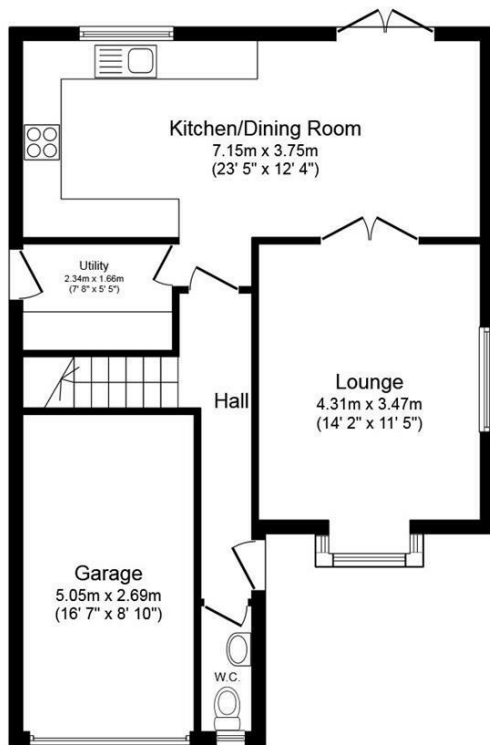
## Hybrid Map



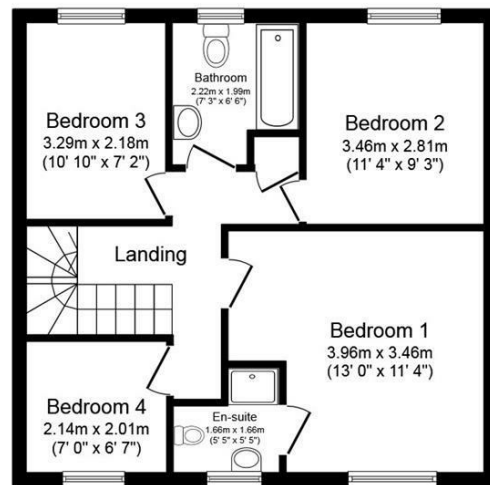
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

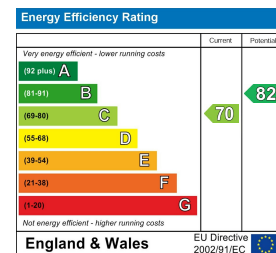
Total floor area 116.2 sq.m. (1,250 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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