



## 6 Queens Avenue

Old Colwyn, Colwyn Bay, LL29 9EH

**Offers over £195,000**



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Conveniently located, Old Colwyn has a vibrant town with a selection of local shops, pubs, and amenities. It provides easy access to the A55 making travelling to neighbouring towns like Colwyn Bay, Abergele, and a little further Llandudno.

## **Lounge**

11'2" x 11'0" (3.41m x 3.37m)

## **Kitchen**

19'4" x 15'9" (5.90m x 4.81m)

## **Bedroom One**

11'11" x 8'11" (3.65m x 2.74m)

## **Bedroom Two**

11'1" x 11'0" (3.39m x 3.36m)

## **Bedroom Three**

7'11" x 7'10" (2.42m x 2.39m)

## **Bathroom**

## **External**

Enclosed rear garden with a couple of seating area as well as a lawn section in the center



## Road Map



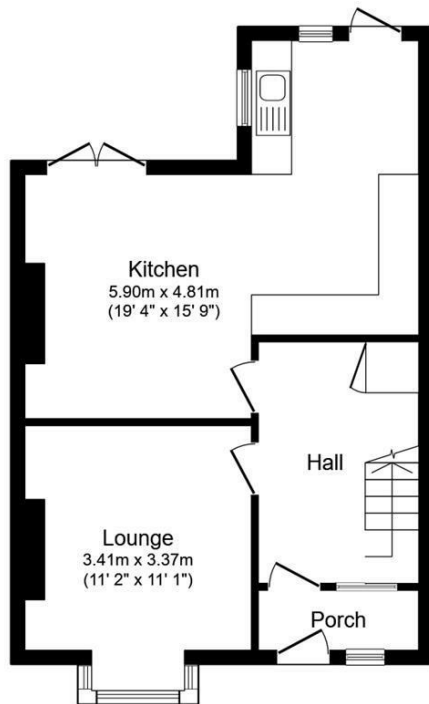
## Hybrid Map



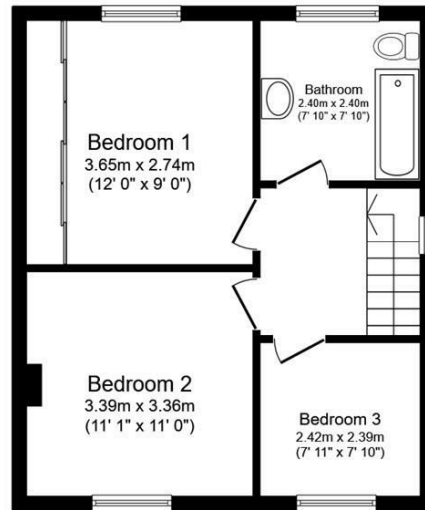
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 47.7 m<sup>2</sup> (514 sq.ft.)



**First Floor**  
Floor area 41.9 m<sup>2</sup> (451 sq.ft.)

**TOTAL: 89.6 m<sup>2</sup> (964 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

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

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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