

We endeavor 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Bodnant
1 Queens Avenue
Old Colwyn
LL29 9EH

Well Presented Three Bedroom Detached House Situated In A Popular Residential Location

Description

This traditional style three bedroom detached house is situated in a popular residential area close to the amenities of Old Colwyn. The well presented good size accommodation retains some original features and has a garden to the front and garden to the rear. The accommodation on the ground floor comprises of porch, good size hallway with original leaded light windows, lounge, dining room, kitchen with access to a rear porch and utility room. To the first floor there are three bedrooms and a bathroom. There is upvc double glazing and gas central heating.

- ✓ TRADITIONAL STYLE THREE BEDROOM DETACHED HOUSE
- ✓ WELL PRESENTED GOOD SIZE ACCOMMODATION
- ✓ RETAINS SOME ORIGINAL FEATURES
- ✓ SITUATED IN POPULAR RESIDENTIAL LOCATION

Porch

2.41m x 1.10m (7'11" x 3'8")

Hallway

3.29m x 2.40m (10'10" x 7'10")

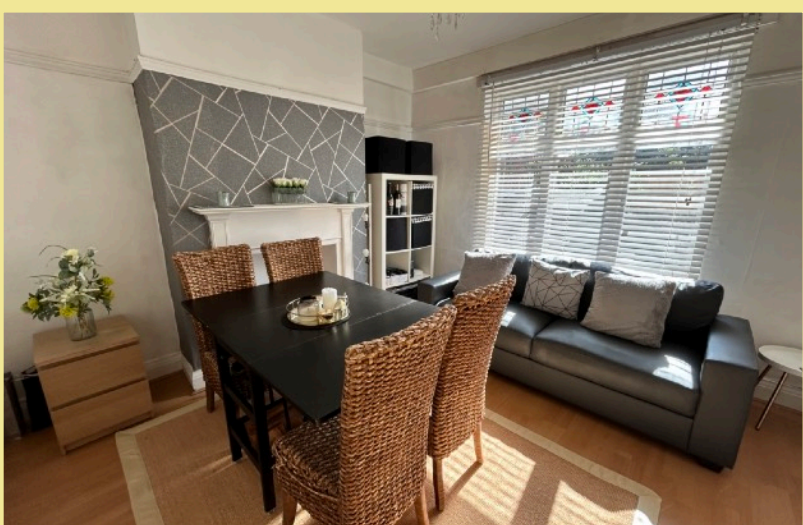
Lounge

4.23m x 3.49m (13'11" x 11'6")



Dining Room

3.55m x 3.49m (11'8" x 11'6")



W.C.

1.75m x 0.79m (5'9" x 2'7")

Kitchen

2.57m x 2.37m (8'5" x 7'9")



Bedroom One

3.49m x 2.77m (11'6" x 9'1")



Bedroom Two

3.56m x 3.56m (11'8" x 11'8")

Bedroom Three

2.41m x 2.13m (7'11" x 7'0")

Bathroom

2.58m x 1.44m (8'6" x 4'9")

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 our Rhos On Sea office turn right then right onto the Promenade, continue along this road to the end, bear right under the bridge, take the first left turn onto Station Road, Queens Avenue can be found on the left.

Council Tax Band: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

3 Bedroom
Detached
House

Bodnant
1 Queens Avenue
Old Colwyn
LL29 9EH

£189,950

Reference Number:RP3170
17/03/23

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

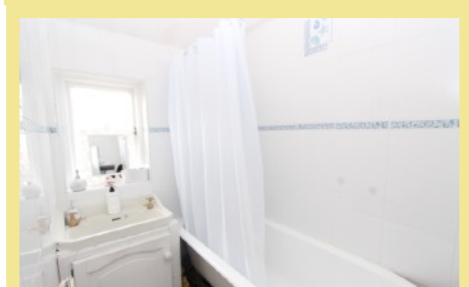
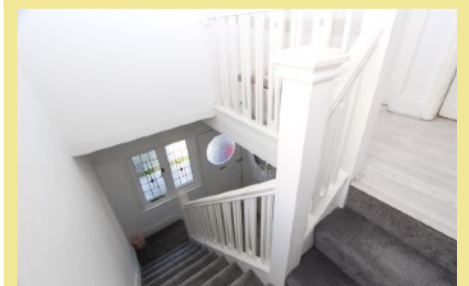
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |