

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 on your behalf. This plan is for information only and should not be used as a basis for any 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.

Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



12 Cwrt Y Rhos
Old Colwyn
LL29 8EJ

Well Presented Four Bedroom Detached House With A Large Rear Garden, Off Road Parking & Integral Garage

Description

This well presented four bedroom detached house is less than 2 years old and is set in an elevated position close to the local schools and amenities of Old Colwyn. Situated on the highly desirable development of Parc Elian in Old Colwyn, the property benefits from upvc double glazing, gas central heating and full fibre broadband. Viewing is highly recommended to appreciate the presentation throughout, modern open plan kitchen diner and accommodation on offer. The accommodation briefly comprises of entrance hallway, spacious lounge, modern open plan kitchen/diner, utility with access to rear garden and a modern contemporary w.c. To the first floor there is a large landing, four double bedrooms with two benefitting from an ensuite, modern family bathroom and store cupboard. To the rear of the property is a low maintenance garden, mostly laid to lawn with slabbed patio area. To the front is a small lawn area, access to ample off road parking and large integral garage.

- ✓ WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ SPACIOUS MODERN OPEN PLAN KITCHEN/DINER
- ✓ NHBC WARRANTY VALID
- ✓ LARGE REAR GARDEN, OFF ROAD PARKING & INTEGRAL GARAGE
- ✓ GOOD SIZE ROOMS THROUGHOUT



4 Bedroom
Detached House

12 Cwry Y Rhos
Old Colwyn
LL29 8EJ

£385,000

Reference Number: RP3281
27/06/23

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





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Lounge

5.65m x 4.09m (18'6" x 13'5")

Kitchen/Diner

7.31m x 3.84m (24'0" x 12'7")

Utility

2.94m x 1.77m (9'8" x 5'10")

Bathroom

2.58m x 1.99m (8'6" x 6'6")

W.C.

2.00m x 1.12m (6'7" x 3'8")

Bedroom One

5.25m x 6.87m (17'3" x 22'6")

Ensuite

2.66m x 2.40m (8'9" x 7'11")

Bedroom Two

4.69m x 3.08m (15'5" x 10'1")

Ensuite 2

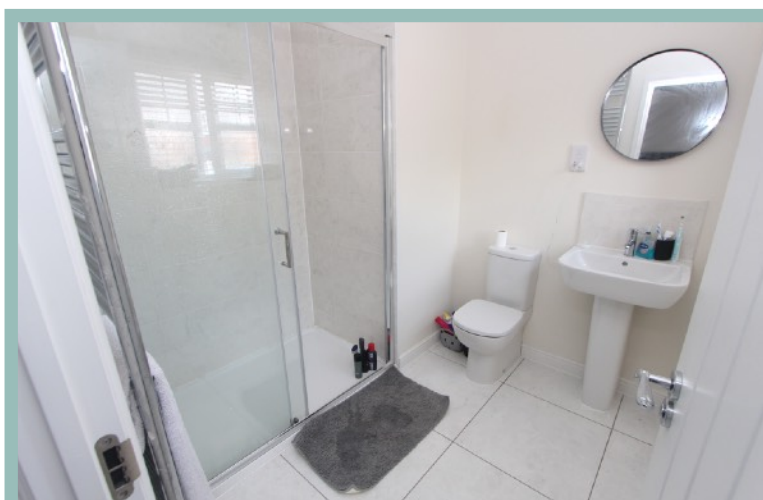
2.23m x 1.71m (7'4" x 5'8")

Bedroom Three

3.67m x 3.64m (12'0" x 11'11")

Bedroom Four

3.33m x 2.74m (10'11" x 9'0")



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 selection of high street shops is less than a mile away. The main secondary schools are walkable. The A55 dual carriageway provides access is less than half a mile, perfect for a commute and easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanelian Road which turns into Dolwen Road, continue up the hill where Cwrt Y Rhos can be found on the right. If using SAT NAV directions then use LL29 8UP as the postcode and continue up the hill for 200m and take the first right onto the development.

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

Energy Performance Rating Band B

Garage

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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