

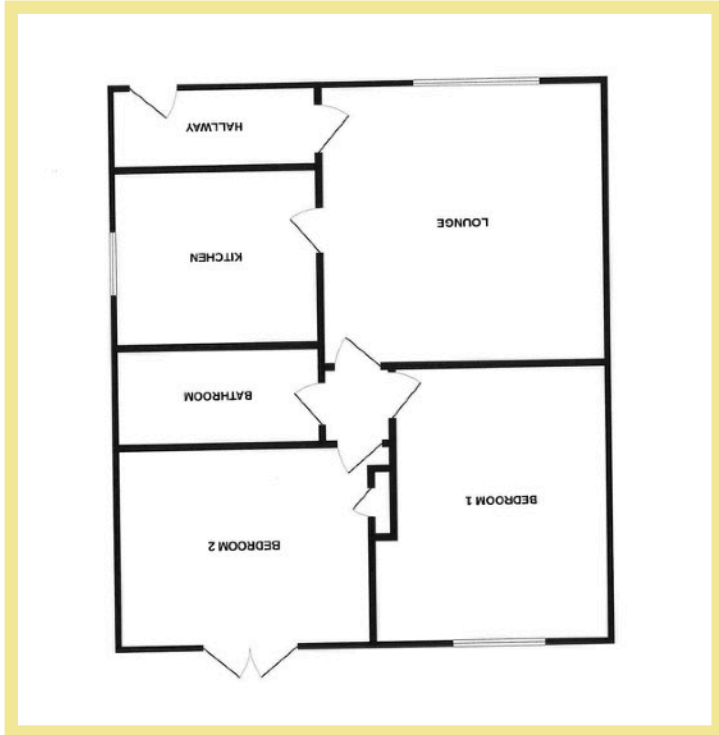
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com

Fletcher & Poole



31 Fron Uchaf
Upper Colwyn Bay
LL29 6DS

Well Presented Two Bedroom Semi Detached Bungalow Situating In A Sought After Location

Description

A well presented two bedroom semi detached bungalow situated in Upper Colwyn Bay and within walking distance of the local schools, Pen Y Bryn pub and convenience store. The property is well presented throughout and benefits from a modern kitchen and bathroom. In brief the property comprises of entrance hallway, lounge, kitchen, bathroom, two bedrooms with one benefitting from french doors out onto rear garden. Outside to the front is laid to lawn with off road parking for up to three vehicles and access to the rear garden. To the rear is a low maintenance garden mostly laid to lawn with a small patio area. Viewing is essential to appreciate the presentation and location this property has to offer.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OFF ROAD PARKING & ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Lounge

5.06m x 3.79m (16'7" x 12'5")



Kitchen

3.27m x 2.12m (10'9" x 7'0")



Bedroom One

4.08m x 3.13m (13'5" x 10'3")



Bedroom Two

3.54m x 2.77m (11'8" x 9'1")

Bathroom

2.08m x 1.99m (6'10" x 6'7")



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn left then sharp right onto St Andrews Road, take the second left onto Bryn Cadno, follow this road round until you find Fron Uchaf on the right.

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

Energy Performance Rating Band "D"

2 Bedroom
Semi Detached
Bungalow

31 Fron Uchaf
Upper Colwyn Bay
LL29 6DS

£165,000

NO CHAIN

Reference Number: RP3178
27/03/203

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

Registered Company
Number 4687367

Valuation

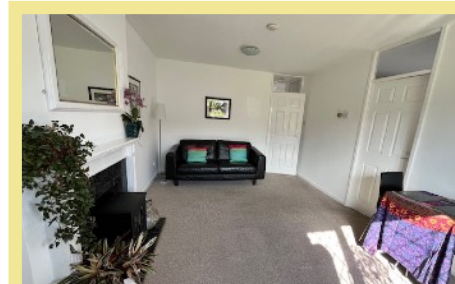
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

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	61 D	
39-54	E		
21-38	F		
1-20	G		