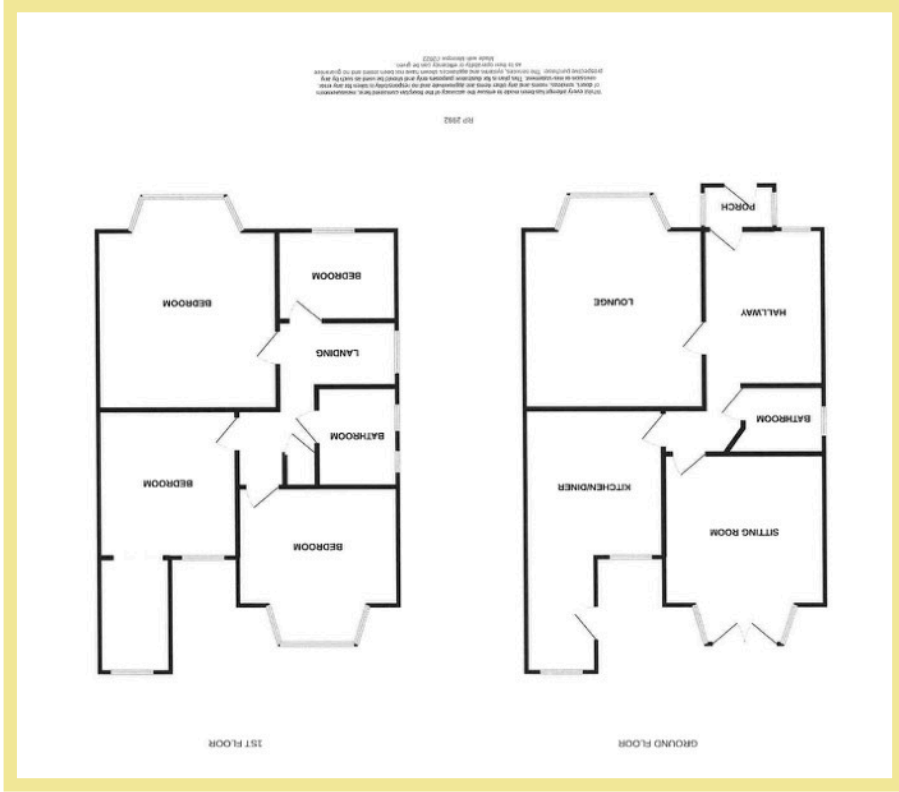


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Spacious Four Bedroom Semi Detached House Situated In A Popular Residential Area

4 Bedroom
Semi Detached
House

23 Victoria Park
Colwyn Bay
LL29 7AX

£310,000

Reduced From **£329,950**

Reference Number: RP2991
5/09/22

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

Description

Situated in the popular residential area of West End, Colwyn Bay this traditional style four bedroom semi detached house has light and spacious accommodation and retains a wealth of character features such as stained glass windows, coved ceilings and tiled hallway. The good size accommodation also benefits from off road parking to the front and large enclosed garden which stretches to over 30 meters. The accommodation of the ground floor comprises of porch, hallway, bathroom, good size lounge with working open fire, sitting room also with a working open fire and kitchen/diner. To the first floor there are three double bedrooms, single bedroom and bathroom. The front garden is laid to lawn with a block paved driveway and the rear garden is also mainly laid to lawn with a paved seating area, raised beds and metal framed greenhouse.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE ACCOMMODATION RETAINING SOME CHARACTER FEATURES
- ✓ OFF ROAD PARKING & LARGE REAR GARDEN
- ✓ SITUATED IN POPULAR RESIDENTIAL AREA

Lounge

5.08m x 4.23m (16'8" x 13'11")



Sitting Room

4.52m x 3.79m (14'10" x 12'5")



Porch

1.68m x 1.08m (5'6" x 3'7")

Hallway

5.28m x 1.93m (17'4" x 6'4")

Bathroom

1.88m x 1.58m (6'2" x 5'2")

Kitchen/Diner

6.18m x 3.27m (20'3" x 10'9") Maximum



Bedroom One

5.01m x 4.28m (16'5" x 14'1")

Bedroom Two

6.20m x 3.34m (20'4" x 11'0") Maximum

Bedroom Three

3.81m x 3.75m (12'6" x 12'4")

Bedroom Four

2.86m x 2.11m (9'5" x 6'11") Maximum

Bathroom

2.59m x 1.67m (8'6" x 5'6")

Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, take the first left onto Victoria Park.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band TBC

