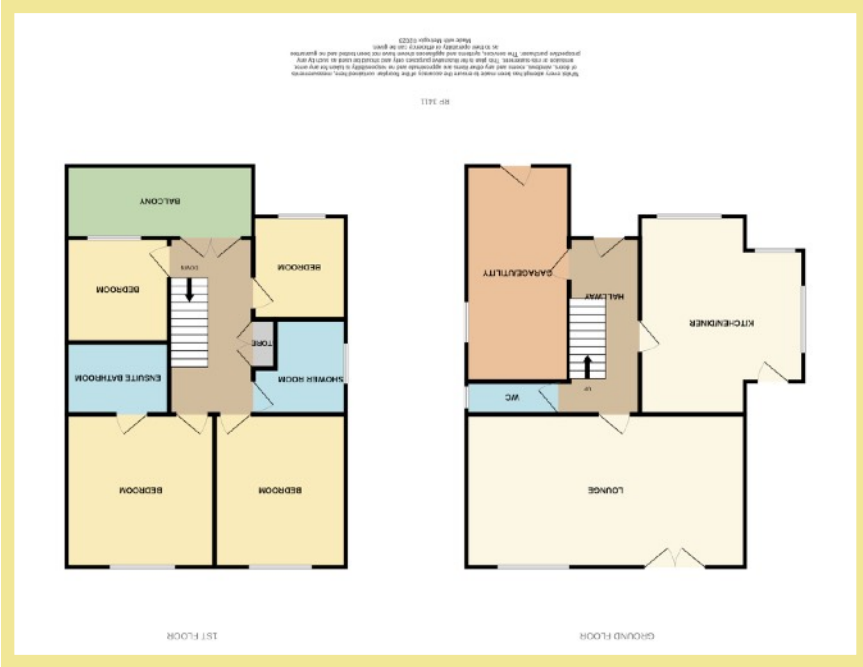


We endeavor to make our details accurate and reliable but they should not be relied on as statements or representations of fact.

sales

www.fletcherpoole.com

Fletcher & Poole



7 Maes Madog
Llanelian
Old Colwyn
LL29 9LL

Immaculately Presented Four Bedroom Detached House Situated In A Quiet Cul De Sac

Description

This immaculately presented four bedroom detached house is situated in a quiet cul de sac close to the amenities of Old Colwyn. The well planned accommodation is deceptively spacious and comprises on the ground floor of hallway, light and spacious lounge, open plan kitchen/diner, w.c. and access to the garage where a utility area has been created. To the first floor there are four bedrooms and a shower room. The master bedroom benefits from a good size ensuite bathroom and hillside views. Off the landing there is also a balcony ideal for enjoying the evening sunshine.

Outside to the front there is off road parking and a lawn area and the rear garden is landscaped with stone paving, lawn and variety of plants and shrubs.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ IMMACULATEDLY PRESENTED WELL PLANNED ACCOMMODATION
- ✓ SITUATED IN A QUIET CUL-DE-SAC CLOSE TO AMENITIES
- ✓ OFF ROAD PARKING, GARDEN TO FRONT AND REAR AND BENEFITTING FROM BALCONY

Hallway

4.38m x 1.75m (14'4" x 5'9")

Lounge

6.92m x 3.79m (22'8" x 12'5")



Kitchen/Diner

4.92m x 4.07m (16'2" x 13'4")



W.C.

2.27m x 0.82m (7'6" x 2'9")

Bedroom One

3.78m x 3.60m (12'5" x 11'10")



Ensuite

2.56m x 1.78m (8'5" x 5'10")

Bedroom Two

3.81m x 3.24m (12'6" x 10'8")

Bedroom Three

2.60m x 2.58m (8'7" x 8'6")

Bedroom Four

2.75m x 2.29m (9'0" x 7'6")

Shower Room

2.29m x 2.36m (7'6" x 7'9")

Garage/Utility

5.36m x 2.54m (17'7" x 8'4")

Location

Situated 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 miles distance, The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, follow this road down the Promenade take the right hand turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight across onto Llanellian Road, pass the football pitch on the right, turn right onto Maes Madog.

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

4 Bedroom
Detached
House

7 Maes Madog
Llanellian
Old Colwyn
LL29 9LL

£332,950

Reference Number: RP3411
26/10/23

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

Registered Company
Number 4687367

Valuation

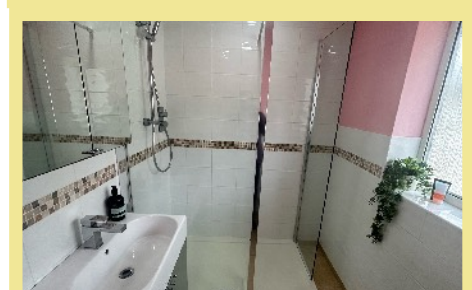
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



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