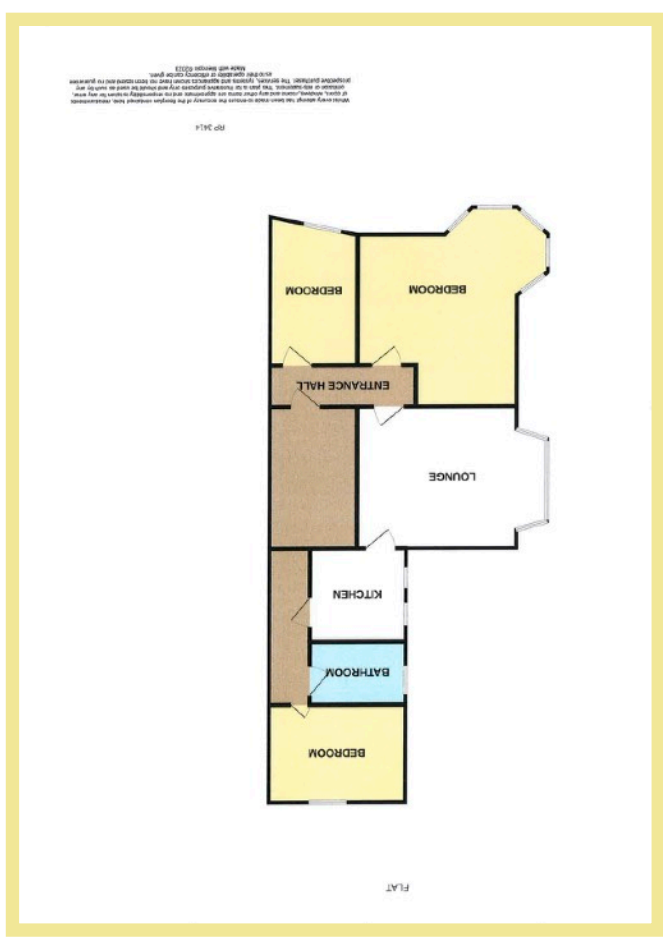


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Flat 2, 57 Greenfield Road  
Colwyn Bay  
LL29 8ES



# Three Bedroom First Floor Flat Situated Close To Local Amenities & All Transport Links

3 Bedroom  
First Floor Flat

Flat 2, 57 Greenfield Road  
Colwyn Bay  
LL29 8ES

**£85,950**  
Reduced From £109,950  
Reference Number: RP3414  
31/10/23

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](http://www.fletcherpoole.com)

## Description

This three bedroom first floor flat is situated close to the amenities of Colwyn Bay, all transport links and only a short walk to the promenade. There is a secure communal entrance and stairs lead to the apartment which comprises of entrance hall, lounge with access to the kitchen, three bedrooms and bathroom. This property is being sold with a tenant in situ.

✓ THREE BEDROOM FIRST FLOOR FLAT

✓ BEING SOLD WITH TENANT IN SITU

✓ GOOD SIZE ACCOMMODATION

✓ CLOSE TO ALL AMENITIES

## Lounge

4.80m x 3.54m (15'9" x 11'8")



## Kitchen

2.47m x 2.42m (8'1" x 8'0")



## Bedroom Three

3.88m x 2.31m (12'9" x 7'7")

## Bedroom One

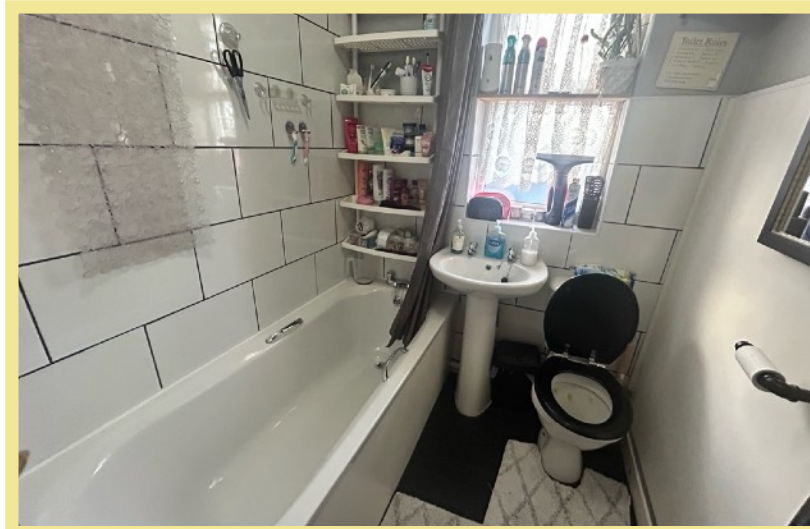
4.51m x 3.23m (14'10" x 10'7")

## Bedroom Two

3.56m x 2.41m (11'8" x 7'11")

## Bathroom

2.52m x 1.63m (8'3" x 5'4")



## Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond.

## Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right onto Marine Road by the Tod public house, turn left onto Prince's Drive, continue to the traffic lights and continue across the A55, turn left onto Greenfield Road.

Council Tax Band: "A"

Energy Performance Rating Band : C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		