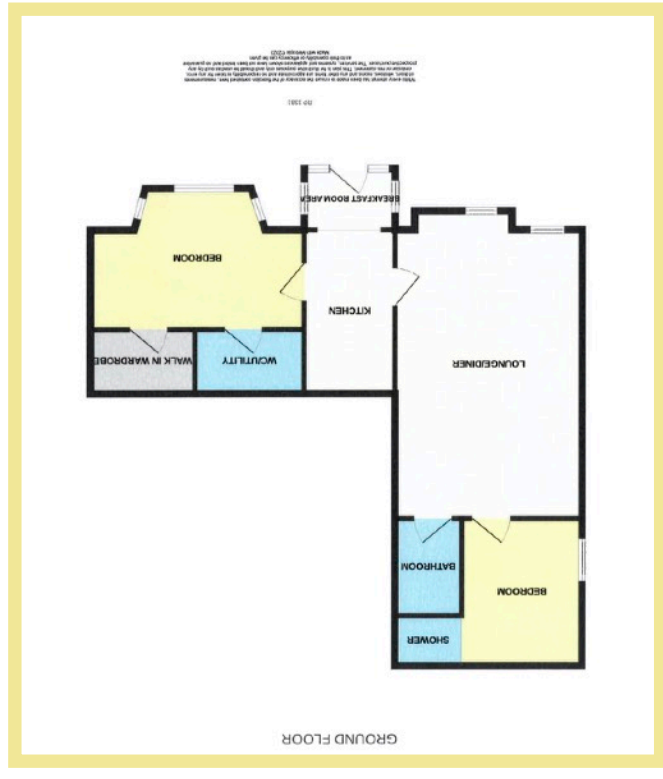
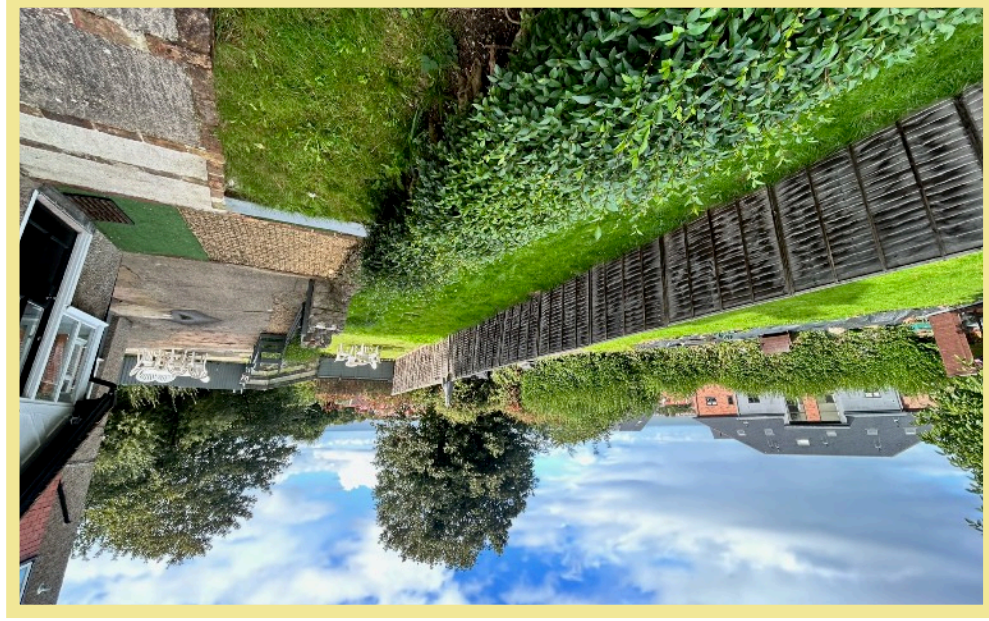


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Netherby Grange,
Garden Flat
66 Oak Drive
Colwyn Bay
LL29 7YS

Two/Three Bedroom Garden Flat Situated In A Sought After Location

Description

This well presented two/three-bedroom garden flat is part of a large, detached property situated in a highly sought-after area. Close to the local shops, amenities, transport links and schools. The accommodation is brief comprises of entrance porch/breakfast room, modern kitchen, large lounge/diner with access to second bedroom with ensuite shower area, family bathroom and master bedroom with large bay window, ensuite shower room and walk in wardrobe/bedroom. Outside is off road parking for two vehicles via a share driveway, steps leading down to the property which benefits from a large garden exclusively for the flat, with lawned area and seating areas to appreciate the beautiful sea views, there is also access to a shed and separate brick built storage area. Viewing is essential to appreciate the location, presentation, and plot size this property has to offer.

- ✓ WELL PRESENTED TWO/THREE BEDROOM GARDEN FLAT
- ✓ PART OF A LARGE DETACHED PROPERTY IN A SOUGHT-AFTER AREA
- ✓ GOOD SIZE GARDEN SAT ON A LARGE PLOT
- ✓ ALLOCATED PARKING FOR TWO VEHICLES
- ✓ NO CHAIN

Kitchen

3.86m x 2.16m (12'8" x 7'1")



Lounge/Diner

6.83m x 4.42m (22'5" x 14'6")



Breakfast Room Area

2.56m x 0.68m (8'5" x 2'3")

Bedroom One

5.08m x 4.04m (16'8" x 13'3")



Ensuite

2.59m x 1.70m (8'6" x 5'7")

Walk In Wardrobe/Bedroom

2.43m x 1.67m (8'0" x 5'6")

Bedroom Two

3.48m x 3.07m (11'5" x 10'1")

Bathroom

2.31m x 1.55m (7'7" x 5'1")



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 towards the Promenade, turn right onto the Promenade, turn right at The Toad Public House, go straight across at the crossroads, go straight across at the mini roundabout onto Pwllcrochan Avenue, right onto Lansdowne Road follow the road up the hill for a short distance, take the right turn onto Oak Drive where No 66 can be found at the end on the right.

Council Tax Band: "B"

Energy Performance Rating Band : E

NB. Upon completion of the sale a 999-year lease will be granted to the new owners with an equal share of the freehold. Maintenance is split 3 ways as and when things need doing.

2/3 Bedroom Garden Flat

Netherby Grange
66 Oak Drive
Colwyn Bay
LL29 7YS

£149,950

NO CHAIN

Reference Number: RP3381
25/09/23

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		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		