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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.

www.fletcherpoole.com

Fletcher & Poole



32 Llawr Pentre
Old Colwyn
LL29 9RP

Two Bedroom End Terrace House Situated Close To Local Shops

Description

This two bedroom end terrace cottage is situated in Old Colwyn, close to the local shops and amenities and is only a short drive to the A55 dual carriageway. The property has recently been redecorated and new carpets fitted. The cottage comprises of lounge, kitchen/diner stairs lead up from the kitchen to the first floor where there are two bedrooms and bathroom. To the front there is an enclosed garden laid to lawn and to the side there is an outbuilding and shed for storage.

- ✓ TWO BEDROOM END TERRACE HOUSE
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ ENCLOSED GARDEN
- ✓ NO CHAIN

Living Room

3.97m x 4.10m (13'0" x 13'6")



Kitchen/Diner

4.10m x 3.57m (13'6" x 11'9")



Bedroom One

3.98m x 3.65m (13'1" x 12'0")



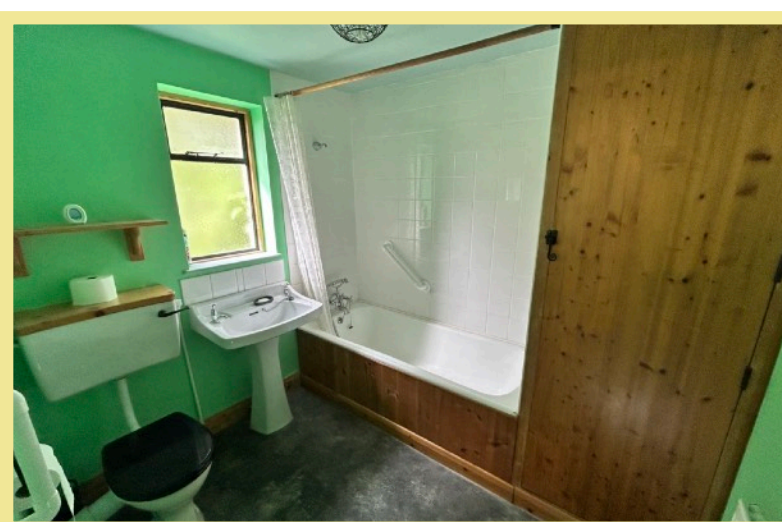
Bedroom Two

3.16m x 2.94m (10'4" x 9'8")



Bathroom

2.94m x 2.15m (9'8" x 7'1")



Location

Situated in the town of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its variety of shops is approximately two mile 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, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Llawr Pentre is the second turning on the right.

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

Energy Performance Rating Band TBC

2 Bedroom
End Terrace
House

32 Llawr Pentre
Old Colwyn
LL29 9RP

£175,950

Reduced From £179,950
Reference Number: RP3554
16/04/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

