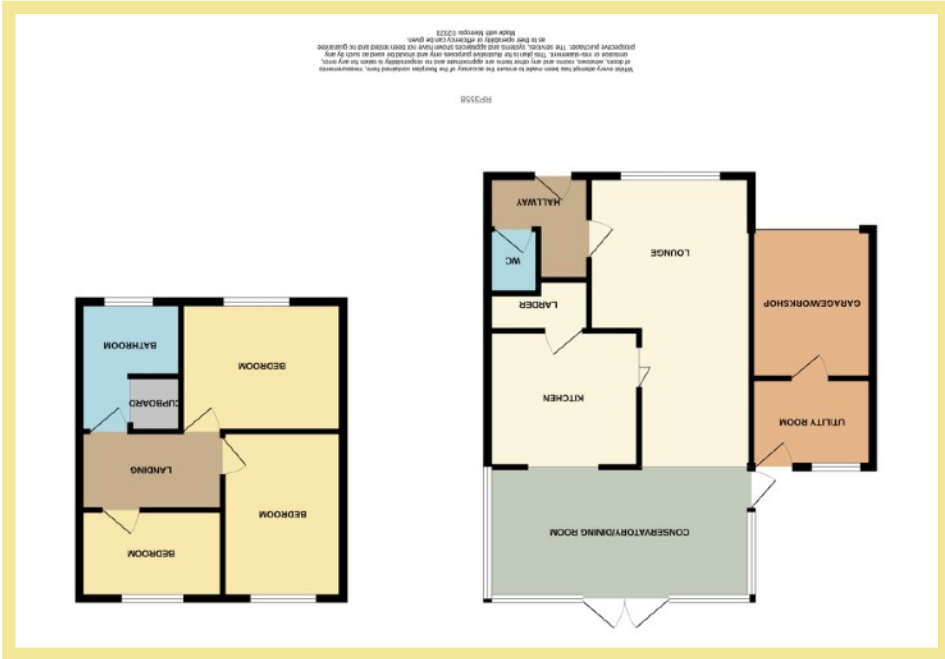


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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 for you.

www.fletcherpoolle.com



6 Sunningdale Avenue
Upper Colwyn Bay
LL29 6DF

Beautifully Presented Three Bedroom Detached House Situated In The Popular Colwyn Heights & Situated Close TO Local Amenities

Description

A beautifully presented three-bedroom detached house, situated in the popular Colwyn heights and close to the local amenities including the convenience store, Pen Y Bryn Pub and schools.

The property has been refurbished in recent years by the current owner to a high standard throughout to include externally, New front windows and Door, re-rendered and repointed, a new resin driveway and new garage roof, internally the property has a new modern contemporary bathroom, New log burner which is Hetas Installed, and extra wall and loft insulation. The property also benefits from Upvc double glazing and gas central heating and viewing is highly recommended to appreciate, the presentation throughout, Large open plan conservatory, landscaped gardens, and location.

The accommodation in brief on the ground floor briefly comprises, Hallway, W.C, Spacious Lounge which leads into a large open conservatory which is being used as a dining room, modern fitted kitchen with walk in larder. Upstairs there is a landing, two large double bedrooms one which has sea views to the rear, a single bedroom with sea views and a modern contemporary bathroom and storage cupboard.

Outside to the front is a resin driveway with off road parking for around three cars, laid to lawn with borders containing mature shrubs and trees. The private rear garden has a large, decked area off the conservatory with built in wall seating, laid to lawn with mature shrubs and trees with access to a Utility room, garage/workshop and garden store.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- ✓ LARGE OPEN PLAN CONSERVATORY, WITH MODERN BATHROOM
- ✓ LANDSCAPED GARDENS WITH LARGE DECKED AREA FOR ENTERTAINING
- ✓ RESIN DRIVEWAY WITH OFF ROAD PARKING FOR THREE VEHICLES

Hallway

1.98m x 1.37m (6'6" x 4'6")

Lounge

6.93m x 3.43m (22'9" x 8'0")



Conservatory

5.23m x 2.72m (17'2" x 8'11")

W.C.

1.91m x 1.05m (6'3" x 3'6")

Kitchen

2.94m x 2.91m (9'8" x 9'7")



Walk In Larder

1.98m x 1.30m (6'6" x 4'3")

Bedroom One

3.45m x 3.31m (11'4" x 10'10")

Bedroom Two

3.61m x 3.45m (11'10" x 11'4")

Bedroom Three

2.91m x 1.98m (9'7" x 6'6")

Bathroom

3.08m x 1.95m (10'1" x 6'5")

Cupboard

0.86m x 0.65m (2'10" x 2'2")

Utility

2.59m x 1.92m (8'6" x 6'4")

Garage/Work Shop

3.17m x 2.75m (10'5" x 9'0")

Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From the Rhos On sea office turn right towards the Promenade, turn right onto the Promenade, first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road, signposted to the Zoo. Proceed up the hill (approximately 1 mile) and at the top bear right onto Pen Y Bryn Road, turn left onto Troon Way, turn right on to Sunningdale Avenue.

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

Energy Performance Rating Band D

3 Bedroom
Detached
House

6 Sunningdale Avenue
Upper Colwyn Bay
LL29 6DF

£314,950

Reference Number
RP3358
8/05/24

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

