

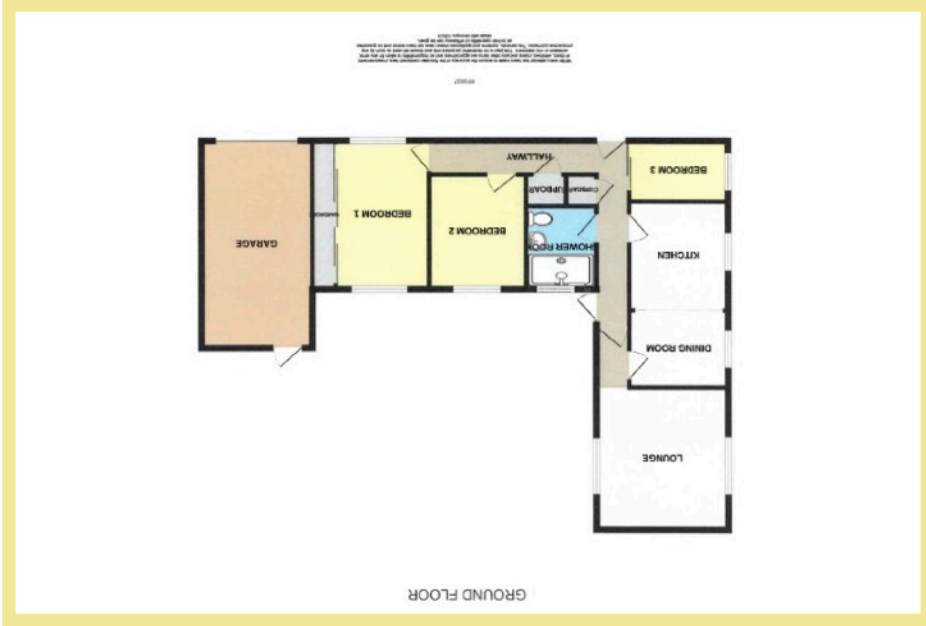
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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



1 Brooklands
Old Colwyn
LL29 8EN

Three Bedroom Link Detached Bungalow Situated On A Good Size Corner Plot

Description

This three bedroom link detached bungalow is situated on a good sized corner plot close to the amenities of Old Colwyn.

The property benefits from a wrap around garden to the front which is mainly laid to lawn with ample off road parking and garage.

The enclosed rear garden has a paved patio seating area and far reaching sea views.

The accommodation comprises of:

Hallway with built in storage, kitchen/diner, lounge with dual aspect windows, master bedroom with fitted wardrobes, second double bedroom, single bedroom and shower room.

There is gas central heating and UPVC double glazing throughout.

- ✓ THREE BEDROOM LINK DETACHED BUNGALOW
- ✓ SITUATED ON A GOOD SIZED CORNER PLOT
- ✓ AMPLE OFF ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

L Shaped Hallway

5.16m x 0.86m (16'11" x 2'10") & 5.33 x 0.86m (17'6" x 2'10")

Kitchen

2.91m x 2.54m (9'7" x 8'4")



Lounge

3.81m x 3.53m (12'6" x 11'7")



Dining Room

2.54m x 2.06m (8'4" x 6'9")

Master Bedroom

3.97m x 2.53m (13'0" x 8'4") To fitted wardrobes



Bedroom Two

2.97m x 2.57m (9'9" x 8'5")

Bedroom Three

2.62m x 1.63m (8'7" x 5'4")

Shower Room

2.23m x 1.65m (7'4" x 5'5")



Garage

5.56m x 2.95m (18'3" x 9'8")

Location

The property is located 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 one 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take second exit onto Llanellian Road, pass the Colwyn Bay Football Club on the right, carry straight on, Brooklands can be found on the left hand side.

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

3 Bedroom
Link Detached
Bungalow

1 Brooklands
Old Colwyn
LL29 8EN

£229,950

Reduced From £239,950
NO CHAIN

Reference Number:RP3627
21/06/2024
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

