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www.fletcherpoole.com

Fletcher & Poole



9 Peulwys Road
Old Colwyn
LL29 9NU

Two/Three Bedroom Detached Dormer Bungalow Enjoying Spectacular Coastal & Countryside Views

Description

This beautifully presented two/three bedroom detached dormer bungalow is situated in the desirable area of Old Colwyn, close to local shops and amenities. Sit upon a large plot with extensive rear garden and in an elevated position the property benefits from spectacular coastal and countryside views. In brief the accommodation comprises of entrance hallway, sitting room, dining room/bedroom with access out onto a balcony, modern kitchen also with access to rear garden, modern family bathroom, w.c. and lounge. To the first floor there is a large landing and two double bedrooms, one of which benefits from a modern ensuite shower room. Outside to the rear is a beautifully maintained tiered garden benefitting from well established plants and shrubs and various seating areas to appreciate the view. From the side of the property there is access to an undercroft which is ideal for storage or to house white goods. To the front of the property again is a beautifully maintained garden also benefitting from the views, access to driveway and detached garage.

Sitting Room

4.37m x 4.08m (14'4" x 13'5")

Dining Room/Bedroom

4.30m x 3.73m (14'1" x 12'3")



Bathroom

2.64m x 2.56m (8'8" x 8'5")

W.C.

1.64m x 0.88m (5'5" x 2'11")

Bedroom One

4.14m x 3.68m (13'7" x 12'1")

Ensuite

1.89m x 1.55m (6'3" x 5'1")

Bedroom Two

4.26m x 3.60m (14'0" x 11'10")

Undercroft

6.16m x 2.35m (20'3" x 7'9")

Location

The property is located in 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, then right onto the Promenade, pass Porth Eirias Restaurant, turn right signposted Colwyn Bay and Old Colwyn, at the roundabout turn left onto Abergele Road, pass Adi on the right hand side, fork right onto Llysfaen Road, turn right onto Peulwys Road.

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

Energy Performance Rating Band E

Lounge

4.51m x 4.07m (14'10" x 13'4")



Kitchen

4.64m x 3.25m (15'3" x 10'8")



2/3 Bedroom
Detached Dormer
Bungalow

9 Peulwys Road
Old Colwyn
LL29 9NU

£299,950

Reduced From £315,000
Reference Number:RP3276
7/06/24

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

