

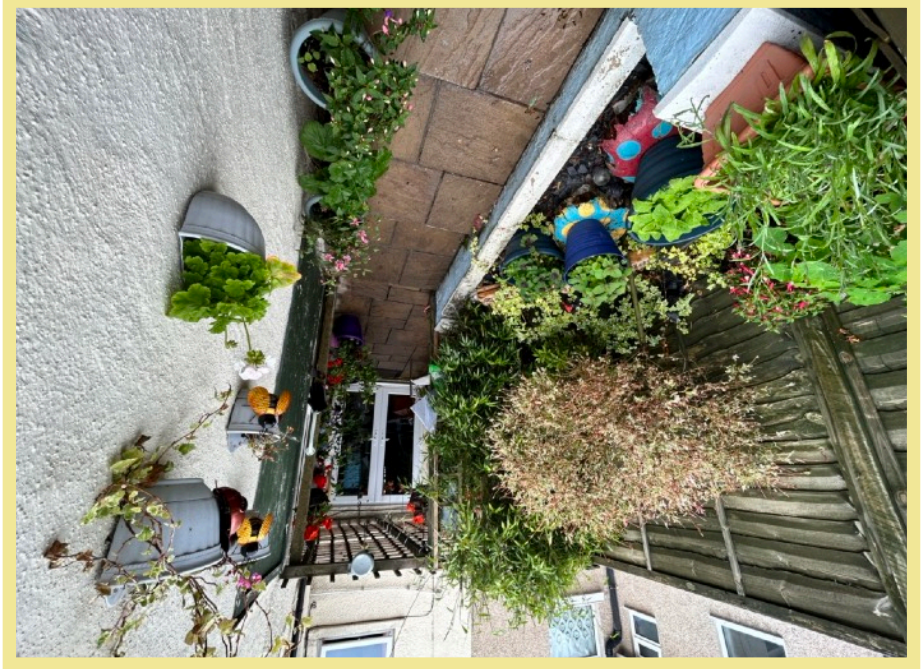
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



The Moorings
41 Grove Park
Colwyn Bay
LL29 7TY

Four Bedroom Mid Terrace House Within Walking Distance To The Local Shops, Schools & Amenities Of Colwyn Bay

Description

This four bedroom mid terrace house is situated within walking distance of the local shops, schools and other amenities of Colwyn Bay.

In brief the accommodation comprises of:

Entrance hallway, light and spacious lounge with box bay window (currently used as a bedroom), 2nd reception room with French doors out onto the enclosed rear courtyard patio and wood burning stove, kitchen and downstairs shower room.

Stairs lead to the first floor spacious landing where there are four bedrooms and a family bathroom.

To the rear there is an enclosed courtyard garden, garden shed and greenhouse with access through the rear gate.

To the front there is a small paved garden area and steps to the property with a stair lift installed by the present vendors for easy access.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the spacious layout and location.

- ✓ FOUR BEDROOM MID TERRACE HOUSE
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES
- ✓ ENCLOSED REAR COURTYARD GARDEN PATIO
- ✓ DOWNSTAIRS SHOWER ROOM

Lounge

3.94m x 3.92m (12'11" x 12'10")



Kitchen

3.55m x 2.49m (11'8" x 8'2")



Second Reception Room

4.14m x 4.10m (13'7" x 13'6")

Bedroom One

3.94m x 3.23m (12'11" x 10'7")



Bedroom Two

3.88m x 2.90m (12'9" x 9'6")

Bedroom Three

2.86m x 1.89m (9'5" x 6'3")

Bedroom Four

2.70m x 1.79m (8'11" x 5'11")

Family Bathroom

1.83m x 1.68m (6'0" x 5'6")



Location

Situated close to the centre of Colwyn Bay 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 right towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, Grove Park can be found on the left hand side.

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

Energy Efficiency Rating Band D

4 Bedroom Mid Terrace House

The Moorings
41 Grove Park
Colwyn Bay
LL29 7TY

£179,950

Reference Number: RP3647

12/07/24

Fletcher & Poole,
1a Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

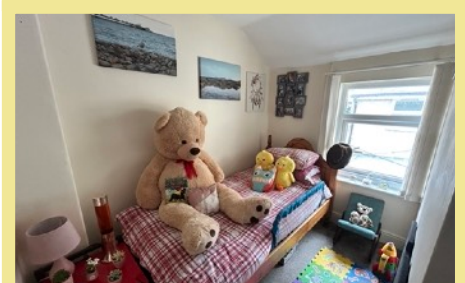
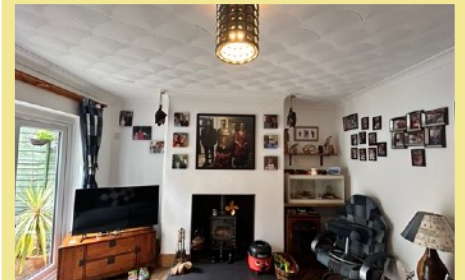
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		