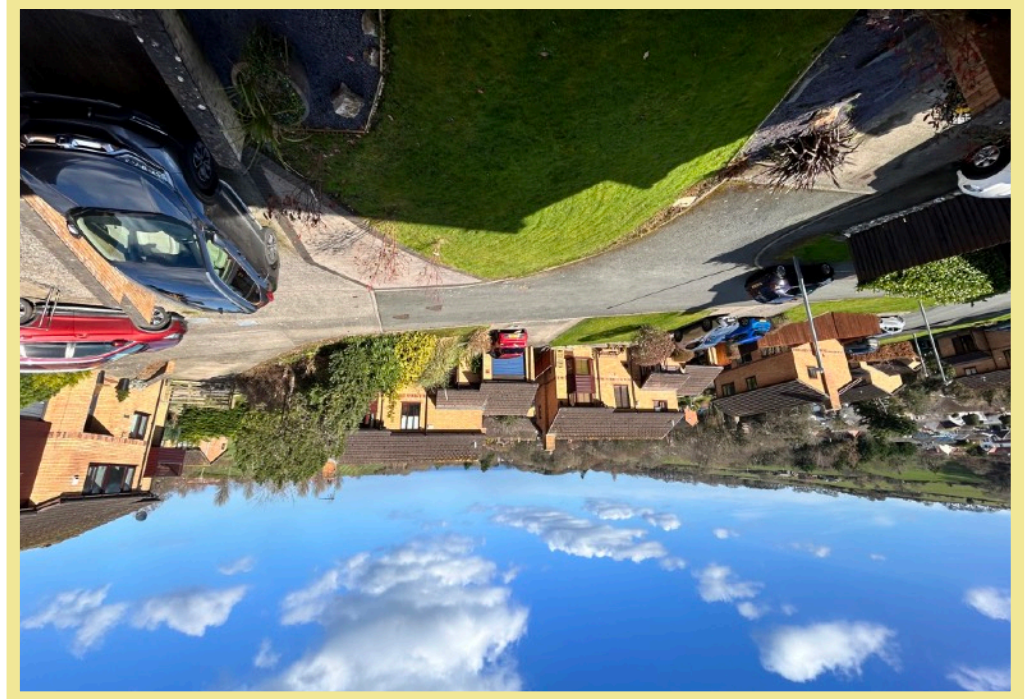
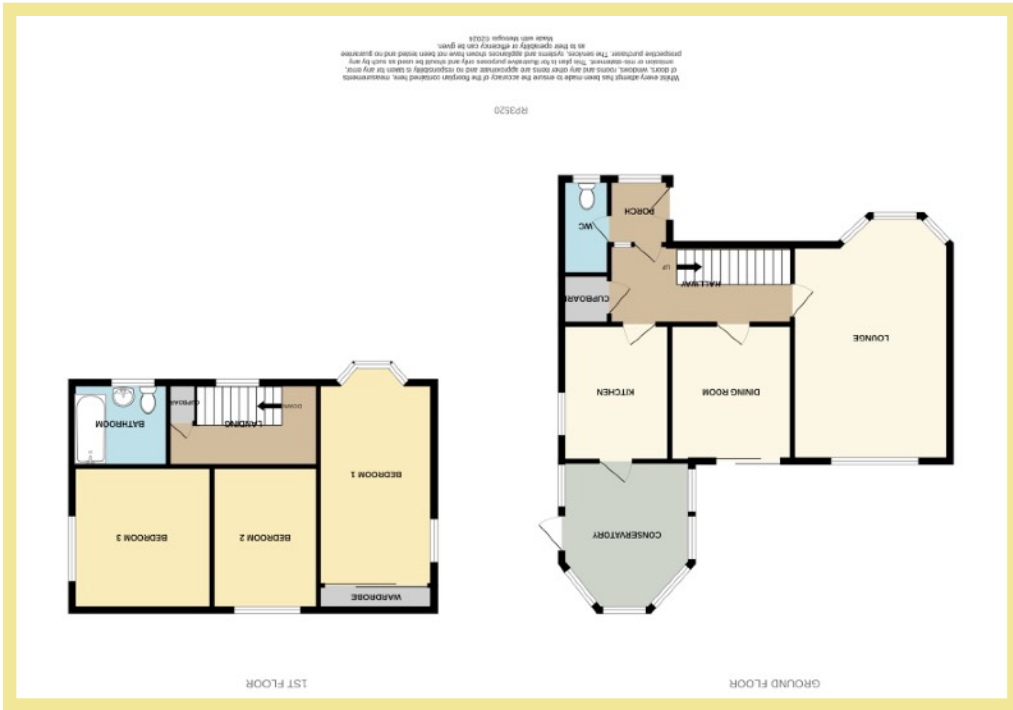


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



11 Meadowbank
Old Colwyn
LL29 8EX

Immaculately Presented Three Bedroom Detached House Situated In A Quiet Cul De Sac On The Outskirts Of Old Colwyn

Description

This immaculately presented three bedroom detached house is situated in a quiet cul-de-sac on the outskirts of Old Colwyn with far reaching sea views and close to the Golf Course. Viewing is highly recommended to not only appreciate the light and spacious layout but the quiet location as well.

The accommodation briefly comprises of:

Entrance porch, hallway, dual aspect lounge, dining room (currently being used as a 2nd sitting room), new fully fitted contemporary kitchen with quartz worktops and integrated fridge and freezer, conservatory and w.c, storage currently used as utility for washing machine/dryer. To the first floor there are three double bedrooms, the master bedroom and third bedroom have fitted wardrobes and a family bathroom.

To the front of the property there is ample off road parking and a single garage. The rear enclosed garden is laid to lawn with a seating area ideal for entertaining leading directly from the conservatory and an elevated, decked terrace which is a lovely spot to take in the far reaching sea & countryside views.

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

- ✓ THREE BEDROOM DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC
- ✓ AMPLE OFF ROAD PARKING & GARAGE
- ✓ FAR REACHING SEA VIEWS
- ✓ ENCLOSED REAR GARDEN WITH SEATING AREAS

Porch

1.55m x 1.44m (5'1" x 4'9")

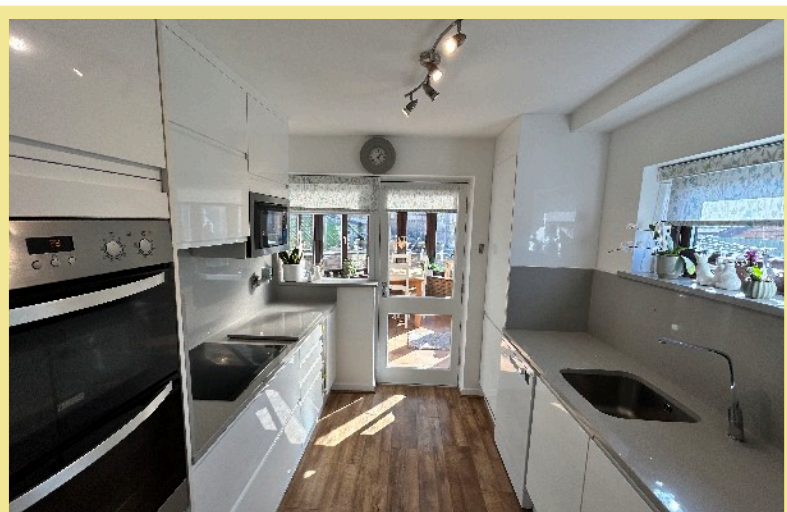
Lounge

5.14m x 3.63m (16'11" x 11'11")



Kitchen

3.22m x 2.50m (10'7" x 8'2")

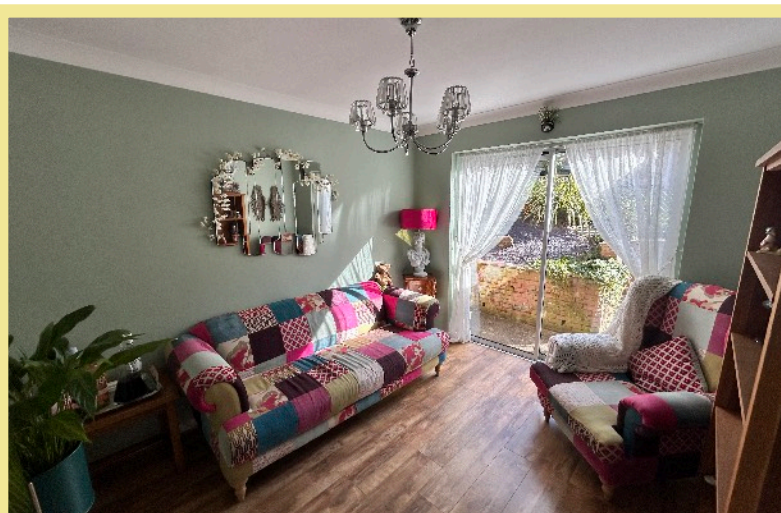


Hallway

4.65m x 1.88m (15'3" x 6'2")

Dining Room

3.22m x 2.86m (10'7" x 9'5")



Conservatory

3.50m x 3.04m (11'6" x 10'0")

W.C.

2.25m x 1.14m (7'5" x 3'9")

Bedroom One

4.59m x 2.69m (15'1" x 8'10")

Bedroom Two

3.33m x 3.08m (10'11" x 10'1")

Bedroom Three

3.37m x 2.50m (11'1" x 8'2")

Bathroom

2.26m x 1.94m (7'5" x 6'4")

Location

Situated 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 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 onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. At the roundabout continue straight onto Llanellian Road, turn left onto Peulwys Lane, turn right onto Meadowbank.

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

Energy Performance Rating Band E

3 Bedroom Detached House

11 Meadowbank
Old Colwyn
LL29 8EX

£349,950

Reference Number: RP3520
7/03/24

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

