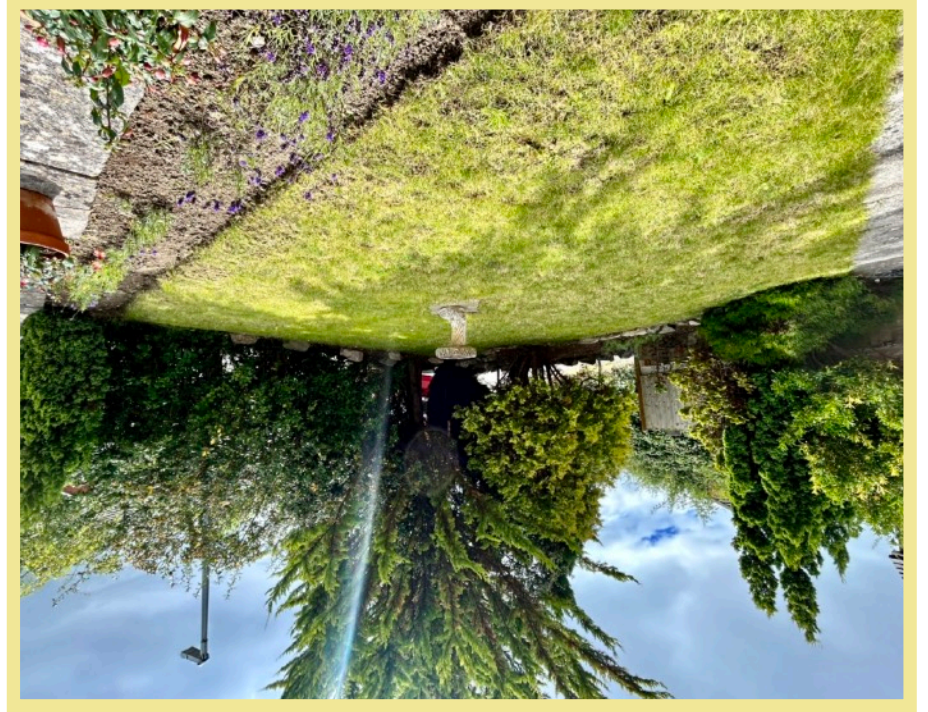
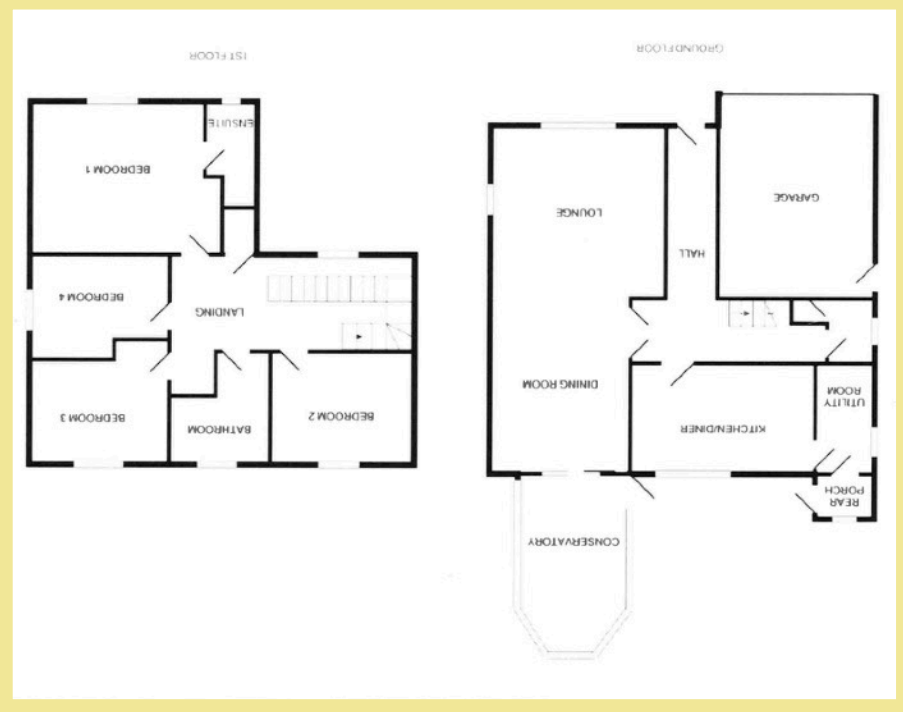


We endeavor to make our sales details accurate and reliable but they should not be relied on as

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Fletcher & Poole



47 Dolwen Road  
Old Colwyn  
LL29 8UP



# A Beautifully Presented Four Bedroom Detached House

## Description

A beautifully presented four bedroom family home set in a popular residential area, close to all local amenities and only short drive to Colwyn Bay and Promenade. Improved and upgraded by current occupiers over the years. The property benefits from UPVC double glazing, gas central heating, off-road parking. Accommodation comprises; entrance hall, open plan living/dining room, conservatory, kitchen/breakfast room, utility room, cloakroom with WC, three double bedrooms, master bedroom with ensuite, family bathroom. The front garden is landscaped with a small, grassed area and the rear garden is mainly lawn with a mix of paved and shrub borders.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ OCCUPIES A SLIGHTLY ELEVATED SETTING CLOSE TO COUNTRYSIDE
- ✓ WELL PLANNED ACCOMMODATION INCLUDING CONSERVATORY
- ✓ AMPLE OFF ROAD PARKING & GARAGE

## Cloakroom

1.80m x 1.72m (5'11" x 5'8")

## Living Room/Dining Room

8.57m x 4.20m (28'1" x 13'9")

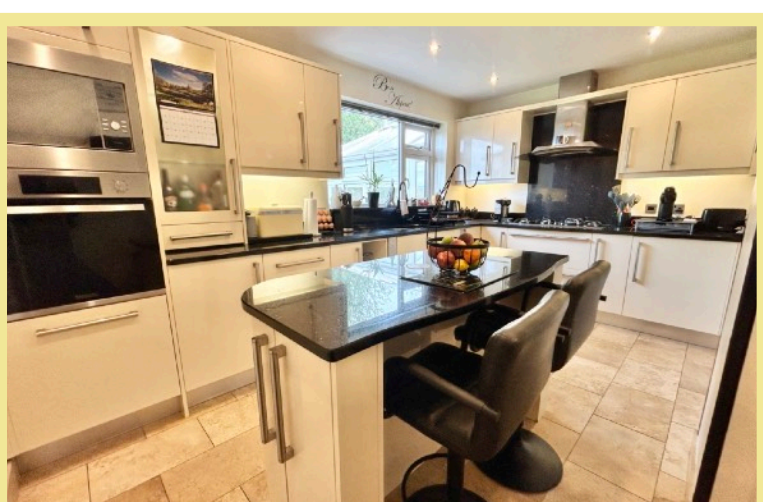


## Conservatory

4.48m x 3.01m (14'8" x 9'10")

## Kitchen/Breakfast Room

4.38m x 2.69m (14'4" x 8'10")



## Utility

2.71m x 1.55m (8'11" x 5'1")

## Bedroom One

4.53m x 3.67m (14'10" x 12'0")



## Ensuite

3.03m x 1.27m (9'11" x 4'2")

## Bedroom Two

3.45m x 2.73m (11'4" x 9'0")

## Bedroom Three

3.43m x 2.70m (11'3" x 8'10")

## Bedroom Four

3.42m x 2.31m (11'3" x 7'7")

## Bathroom

2.73m x 2.38m (9'0" x 7'10")

## Garage

4.97m x 3.48m (16'4" x 11'5")

## 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 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 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 the second exit onto Llanellian Road which turns into Dolwen Road where No 47 can be found on the left.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band D

4 Bedroom  
Detached  
House

47 Dolwen Road  
Old Colwyn  
LL29 8UP

£329,950

Reference Number: RP3659  
19/07/24

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:  
[rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

