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Fletcher & Poole



65 LLanelian Road  
Old Colwyn  
LL29 9UH



# Spacious Well Planned Three Bedroom End Terrace House With A Detached Double Garage

## Description

This spacious, well planned three bedroom end terrace house is situated in a convenient location, close to the local amenities, schools and easy access to the A55.

The property comprises of:

Porch with large storage cupboard, light and spacious lounge, kitchen, dining room with patio doors out onto the enclosed, paved low maintenance garden, utility room and w.c. To the first floor there are three bedrooms and a shower room.

To the rear there is a large, detached double garage and parking area.

To the front the garden is mainly laid to lawn with well established plants & shrubs.

The property benefits from a recent full electrical inspection, mains powered smoke alarms, central heating system and gas boiler were serviced and safety check carried out during December 2024, gas fired warm air heating system and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the spacious, well planned accommodation, large detached double garage and location.

- ✓ THREE BEDROOM END TERRACE HOUSE
- ✓ LARGE DETACHED DOUBLE GARAGE & PARKING
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ SEPARATE UTILITY ROOM
- ✓ SITUATED IN A CONVENIENT LOCATION
- ✓ NO CHAIN

## Lounge

5.88 x 3.63m (19'4" x 11'11")



## Kitchen

3.09m x 2.77m (10'2" x 9'1")



## Porch

1.78m x 1.63m (5'10" x 5'4")

## Dining Room

3.61m x 2.80m (11'10" x 9'2")



## Utility Room

2.43m x 1.68m (8'0" x 5'6")

## W.C.

1.55m x 0.69m (5'1" x 2'3")

## Bedroom One

3.36m x 3.04m (11'0"x 10'0")

## Bedroom Two

3.63m x 2.92m (11'11" x 9'7")

## Bedroom Three

2.85m x 2.59m (9'4" x 8'6")

## Shower Room

2.23m x 1.67m (7'4" x 5'6")

## Double Garage

6.05m x 5.51m (19'10" x 18'1")

## Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. 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. Go straight across onto LLanelian Road.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band "D"

## 3 Bedroom End Terrace House

65 LLanelian Road  
Old Colwyn  
LL289 9UH

£195,000

NO CHAIN

Reference Number:RP3662  
24/07/24

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)

