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www.fletcherpoole.com

Fletcher & Poole



18 Wellington Road
Old Colwyn
LL29 9ND

Three Bedroom Mid Terrace House Situated Close To Local Amenities

Description

This three bedroom mid terrace house is situated close to the amenities of Old Colwyn, schools and all transport links. The accommodation is deceptively spacious and well worth viewing to appreciate the size and layout. There is UPVC double glazing, gas central heating and outside to the rear of the property there is a courtyard garden. The accommodation on the ground floor comprises of hallway, lounge with double doors giving access to the dining room, kitchen and utility room. To the first floor there are two double bedrooms, a single bedroom and a good size bathroom with separate bath and shower.

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ DECEPTIVELY SPACIOUS WELL PLANNED ACCOMMODATION
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ COURTYARD GARDEN TO REAR

Hallway

4.80m x 1.02m (15'9" x 3'4")

Lounge

4.74m x 3.95m (15'7" x 13'0")



Kitchen

3.04m x 2.29m (10'0" x 7'6")



Utility Room

1.68m x 1.49m (5'6" x 4'11")

Dining Room

3.77m x 3.63m (12'5" x 11'11")

Bedroom One

3.83m x 3.16m (12'7" x 10'5") Maximum



Bedroom Two

3.66m x 3.08m (12'0" x 10'1") Maximum

Bedroom Three

3.75m x 2.03m (12'4" x 6'8") Maximum

Bathroom

3.14m x 2.84m (10'4" x 9'4")



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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Coed Coch Road is the third turning on the right, Wellington Road is the first turning on the left.

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

3 Bedroom Mid Terrace House

18 Wellington Road
Old Colwyn
LL29 9ND

£174,950

Reference Number:RP3681
13/08/24

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
web: www.fletcherpoole.com

