5 Brooklands
Old Colwyn
LL29 8EN

Fletcher&Poole

www.fletcherpoole.com

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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.
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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

Beautifully Presented Three Bedroom Detached House Situated In A Quiet Cul De Sac

Description

This beautifully maintained three bedroom detached house is situated in a quiet cul de sac close to the amenities of Old Colwyn. The property benefits from good sized rooms including a conservatory that overlooks the garden. Outside to the front there is off road parking, access to the garage and garden laid to lawn with border surround. The enclosed rear garden is landscaped with a large paved seating area, lawn and variety of plants shrubs.
The accommodation on the ground floor comprises of entrance hall, hallway, cloakroom, lounge with double doors giving access to the dining room which in turn gives access to a good size conservatory, kitchen/ breakfast room, rear hallway with integral entrance to the garage where a utility area has been created. To the first floor there are three bedrooms with the master bedroom benefitting from fitted wardrobes and family bathroom with separate bath and shower. There is UPVC double glazing and gas central heating.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ GOOD SIZE ROOMS INCLUDING A CONSERVATORY
- ✓ OFF ROAD PARKING, INTEGRAL GARAGE & GARDEN TO FRONT & REAR
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ NO CHAIN

Hallway

4.21m x 1.87m (13'10"x 6'2") Maximum

Kitchen/Breakfast Room

4.72m x 3.06m (15'6"x 10'1")

Lounge

4.21m x 3.87m (13'10" x 12'9")

Cloakroom

2.12m x 0.89m (7'0" x 2'11")

Dining Room

3.86m x 3.10m (12'8"x 10'2")

Conservatory

3.50m x 3.33m (11'6" x 10'11") Maximum

Bedroom One

4.23m x 2.43m (13'11" x 8'0")

Bedroom Two

3.12m x 3.06m (10'3" x 10'0") Maximum

Bedroom Three

3.27m x 2.70m (10'9" x 8'11")

Bathroom

2.70m x 1.66m (8'11" x 5'6")

Garage

5.52m x 3.72m (18'1" x 12'3") Electric up and over door.

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 one 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 second exit onto Llanelian Road, pass the Colwyn Bay Football Club on the right, carry straight on, Brooklands can be found on the left hand side.

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

3 Bedroom Detached House

5 Brooklands
Old Colwyn
LL29 8EN

£305,000

Reduced From £319,950

NO CHAIN

Reference Number:RP3690
22/08/24

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