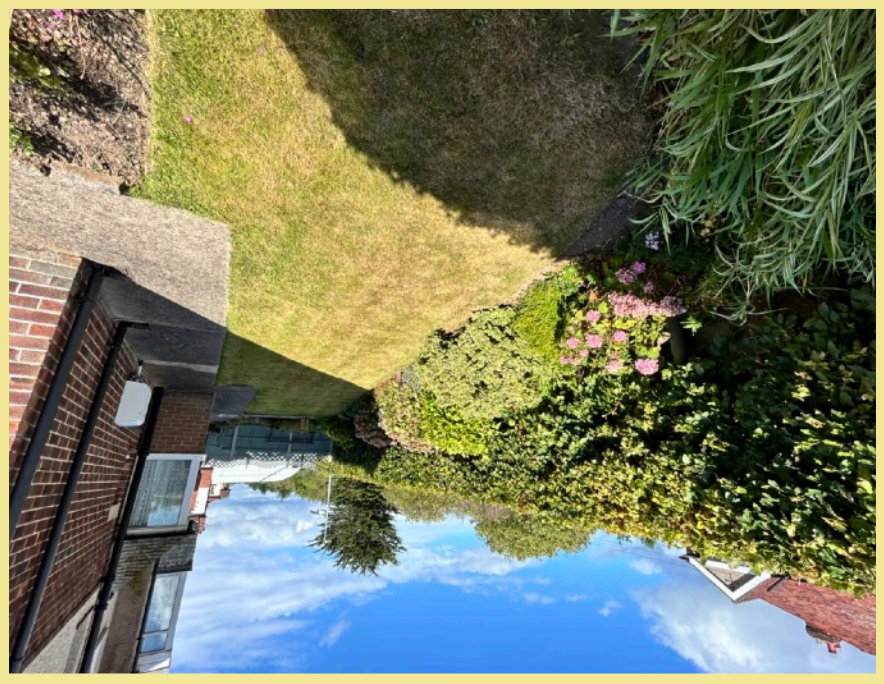


We endeavor to
our sales details
accurate and
but they should
relied on as
statements or

make
reliable
not be

www.fletcherpoole.com

Fletcher & Poole



36 Victoria Road
Old Colwyn
LL29 9TB

Spacious Four Bedroom Semi Detached House Occupying A Corner Plot Retaining many Original Features & Close To Local Shops & Amenities

Description

This spacious four bedroom semi detached house is situated on a corner plot, walking distance to the local shops, schools, promenade and beach in Old Colwyn. Retaining many original features the accommodation in brief comprises of:-
 Entrance porch, hallway with stained glass windows, spacious lounge with bay window, sitting room/diner, kitchen, cloakroom and storage cupboard, rear porch leading out to the enclosed rear garden and seating area. There is off road parking at the rear and a large garage which would make an ideal home office/workshop. Stairs lead from the hallway to the first floor where there are three double bedrooms, a single bedroom and a shower room. Outside to the front of the property the enclosed gardens wrap around the house to the side, mainly laid to lawn with borders of well established plants and shrubs and seating area.
 The property benefits from gas central heating and UPVC double glazing throughout.
 Viewing is essential to appreciate the spacious accommodation and location.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ OFF ROAD PARKING
- ✓ LARGE GARAGE IDEAL FOR A HOME OFFICE/WORKSHOP
- ✓ OCCUPYING A CORNER PLOT
- ✓ WRAP AROUND GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES
- ✓ NO CHAIN

Lounge

3.64m x 3.57m (11'11" x 11'9")



Kitchen

2.84m x 2.55m (9'4" x 8'5")



Porch

1.93m x 0.61m (6'4" x 2'0")

Hallway

3.89m x 2.10m (12'9" x 6'11")

Sitting Room/Diner

5.91m x 3.62m (19'5" x 11'11")



Rear Porch

1.81m x 1.06m (6'0" x 3'6")

Bedroom One

3.64m x 3.33m (11'11" x 10'11")

Bedroom Two

3.67m x 3.58m (12'0" x 11'9")

Bedroom Three

3.05m x 2.64m (10'0" x 8'8")

Bedroom Four

2.26m x 2.11m (7'5" x 6'11")

Shower Room

2.65m x 1.18m (8'8" x 3'11")

Garage

6.74m x 3.73m (22'1" x 12'3")

Location

The property is located in the centre of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay 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, Victoria Road can be found on the left hand side.

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

Energy Performance Rating Band D

4 Bedroom
Semi Detached
House

36 Victoria Road
Old Colwyn
LL29 9TB

£264,950

Reference Number:RP3694
2/09/24

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

