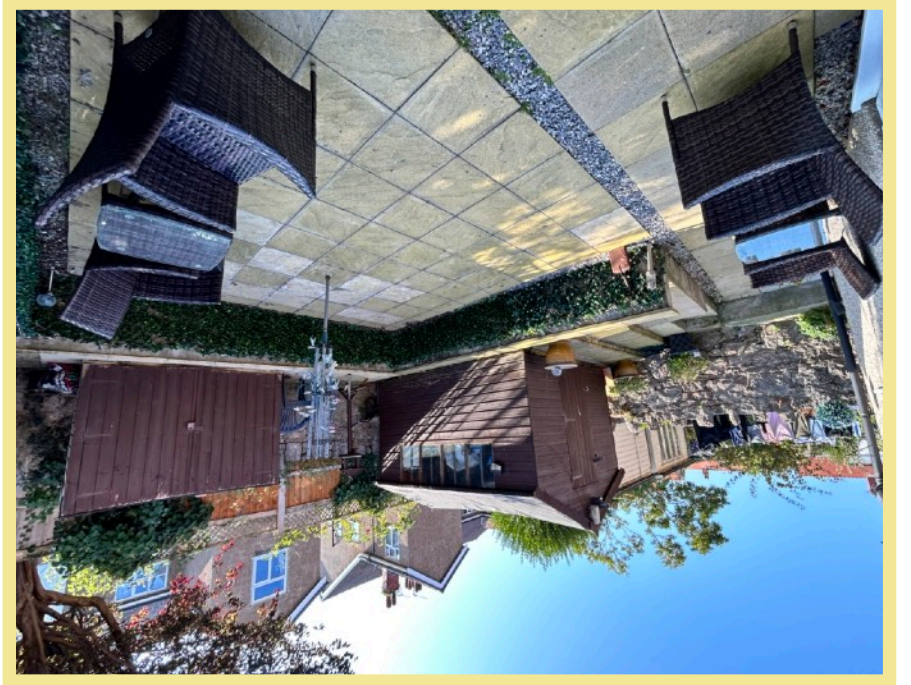


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



10 Smith Avenue
Old Colwyn
LL29 8BE

Well Presented & Extended Three Bedroom Semi Detached House Situated In A Sought After Location Close To Local Amenities

Description

A well presented and extended three-bedroom semi-detached house which is situated in a sought-after location and close to local amenities and schools. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, spacious extension, and location.

The accommodation on the ground floor briefly comprises porch with original French doors into the light and spacious hallway which benefits from a patterned tiled floor and window to the side aspect, large lounge with feature bay window, a second lounge/snug which leads through into the extension which has a dining room with roof light and French doors onto the rear garden, spacious kitchen with modern fitted kitchen with access to large pantry and WC. Upstairs there is a landing, large double bedroom to the front aspect, a further two large double bedrooms to the rear and a modern family four-piece bathroom with separate shower and bath. Outside to the front is off road parking for around two/three cars with raised borders containing mature shrubs, a side gate provides access to the rear garden. The rear garden is enclosed with fenced borders and laid to flag stones for low maintenance with access to a good-sized shed for storage

- ✓ WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- ✓ BENEFITS FROM A MODERN KITCHEN AND BATHROOM
- ✓ THREE LARGE DOUBLE BEDROOMS & THREE RECEPTION ROOMS
- ✓ ENCLOSED REAR GARDEN AND OFF ROAD PARKING

Porch

1.90m x 1.76m (6'3" x 5'9")

Lounge

4.83m x 4.07m (15'10" x 13'4")

Snug

4.00m x 3.39m (13'2" x 11'2")

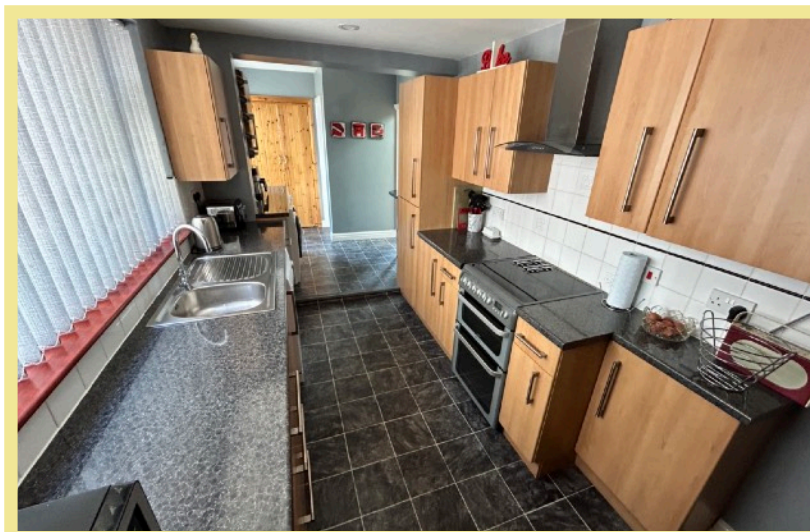


Dining Room

3.85m x 2.64m (12'8" x 8'8")

Kitchen

6.80m x 2.23m (22'4" x 7'4")



W.C.

1.81m x 0.91m (6'0" x 3'0")

Bedroom One

4.83m x 4.07m (15'10" x 13'4")



Bedroom Two

3.95m x 2.76m (13'0" x 9'1")

Bedroom Three

3.98m x 2.90m (13'1" x 9'6")

Bathroom

2.96m x 1.68m (9'9" x 5'6")

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 right onto the Promenade, continue along the promenade, pass Porth Eirias on the left, turn right towards Old Colwyn, at the roundabout take the third exit onto Holyrood Avenue, turn left onto Smith Avenue.

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

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

10 Smith Avenue
Old Colwyn
LL29 8BE

£249,950

Reference Number:RP3703
4/09/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		