

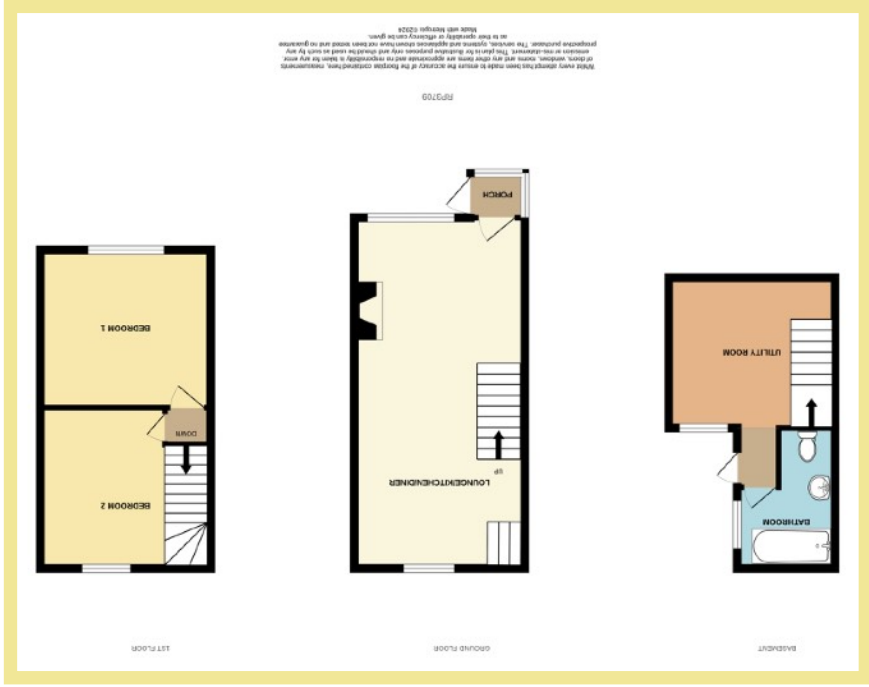
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 for you.

www.fletcherpoole.com

Fletcher & Poole



41 Grange Road
Colwyn Bay
LL29 7RL

Two Bedroom Mid Terrace House Situated Close To Local Shops, Schools & Amenities

Description

This two bedroom mid terrace house has recently been completely remodelled and refurbished by the current owners to a high standard.

Situated close to the local shops, schools and amenities in Colwyn Bay.

The accommodation on the ground floor comprises of:-

Entrance porch, lounge/kitchen/diner with new feature fireplace, new modern fitted kitchen.

Stairs lead down to the lower ground floor where there is a good sized utility room with sink unit and plumbing for a washing machine, new modern bathroom with floor to ceiling tiles, access to the rear yard which is laid to concrete with rear gate.

From the lounge/kitchen/diner there are stairs leading to the first floor where there is two double bedrooms both with feature fireplaces.

The property benefits from gas central heating and UPVC double glazing throughout.

REFURBISHMENTS INCLUDE:-

- *New modern fully fitted kitchen
- *Complete rewire and smart meter installed
- *New radiators throughout
- *New flooring and carpets throughout
- *Every wall has been taken back to brick and replastered
- *New tiled bathroom
- *New internal doors throughout
- *New feature fireplace in the lounge
- *New drainage & downpipes in the rear yard

Viewing is highly recommended to appreciate the standard of the refurbishment, layout and location

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ COMPLETELY REMODELLED & REFURBISHED
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ REAR YARD
- ✓ NO CHAIN

Porch

1.12m x 0.93m (3'8" x 3'1")

Lounge/Kitchen/Diner

7.30m x 3.55m (23'11" x 11'8")



Utility Room

3.46m x 3.14m (11'4" x 10'4")

Bedroom One

3.55m x 3.30m (11'8" x 10'10")



Bedroom Two

3.31m x 2.67m (10'11" x 8'9")

Bathroom

2.67m x 2.08m (8'9" x 6'10")



Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, where Grange Road can be found on the left.

Council Tax Band B

Energy Performance Rating Band "D"

2 Bedroom
Mid Terrace
House

41 Grange Road
Colwyn Bay
LL29 7RL

£150,000

NO CHAIN

Reference Number: RP3709
9/09/24

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

