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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. 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.

www.fletcherpoole.com

Fletcher & Poole



30 Heenan Road
Old Colwyn
LL29 9DR

Spacious Four Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This four bedroom semi detached family home does not lack space and has been tastefully refurbished to a high standard throughout providing a wealth of original features along with some more modern additions. Ideally located for the local amenities including schools, shops, leisure facilities, public transport, pubs/bars, cafes/restaurants, and the road network links including the A55. In brief the accommodation comprises, Entrance porch, hallway with under stairs storage cupboard, living room, dining room opening to the breakfast kitchen, utility room and ground floor shower room, while the upstairs affords three double bedrooms, a single bedroom and family bathroom. Well lit throughout via full double glazing, the front has a bow window to the living room and master bedroom and angled bay window to bedroom four, with feature fireplaces to most rooms and original style doors, coving, skirting throughout, gas central heating via a combination boiler heats the house and water, the kitchen benefits aga style cooker and Belfast sink, the front has a driveway which could easily allow parking for several vehicles, the rear garden is fully enclosed and split level with a paved patio directly outside the property and steps leading to the lawn area, a large storage shed completes the area.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ POPULAR & CONVENIENT LOCATION
- ✓ TASTEFULLY REFURBISHED TO A HIGH STANDARD
- ✓ ORIGINAL FEATURES
- ✓ DRIVEWAY
- ✓ SPLIT LEVEL REAR GARDENS

Porch

2.70m x 1.00m (8'11" x 3'3")

Living Room

4.30m x 4.00m (14'2" x 13'2")



Breakfast/Kitchen Room

5.30m x 2.80m (17'5" x 9'2")



Hall

4.30m x 2.80m (14'1" x 9'2")

Dining Room

4.70m x 3.70m (15'5" x 12'2")

Utility Room

2.80m x 1.60m (9'2" x 5'3")

Ground Floor Shower Room

3.00m x 0.90m (9'10" x 3'0")

Master Bedroom

4.30m x 4.00m (14'2" x 13'2")



Bedroom Two

4.70m x 3.70m (15'5" x 12'2")

Bedroom Three

3.10m x 2.30m (10'2" x 7'7")

Bedroom Four

2.70m x 2.20m (8'11" x 7'3")

Bathroom

2.90m x 2.00m (9'6" x 6'7")



Location

Situated 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 this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, turn left onto Wynnstay Road, Heenan Road can be found on the right hand side.

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

4 Bedroom
Semi Detached House

30 Heenan Road
Old Colwyn
LL29 9DR

£329,950

Reference Number:RP3716
12/09/24

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:

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

