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Fletcher & Poole



1 Ffordd Y Graig
Old Colwyn
LL29 9HR

Spacious Three Bedroom Semi Detached House Situated On A Corner Plot Enjoying Stunning Coastline Views

Description

This spacious three bedroom semi detached property has been a family home for over 40 years and has been lovingly cared for. Situated in on a corner plot in an elevated position providing stunning coastline views to the rear, it does not lack space or storage with the front and rear gardens ensuring you can enjoy the sunshine all day long!

In brief the accommodation comprises, Entrance hallway, dining kitchen, living room, ground floor WC and two spacious storage rooms to the ground floor, while the first floor has three well proportioned bedrooms and a family bathroom.

The property benefits from two separate driveways providing ample off-road parking, gardens to both front and rear, gas central heating and double glazing

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- ✓ TWO DRIVEWAYS
- ✓ FRONT & REAR GARDENS
- ✓ NEW BOILER & A-RATED GLAZING
- ✓ SEA VIEWS

Dining Kitchen

5.40m x 3.30m (17'9" x 10'10")



Lounge

5.40m x 3.60m (17'9" x 11'10")



Bedroom One

3.40m x 3.60m (11'2" x 11'10")



Bedroom Two

2.80m x 3.60m (9'2" x 11'10")

Bedroom Three

2.80m x 2.40m (9'2" x 7'11")

Bathroom

1.70m x 2.10m (5'7" x 6'11")



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 miles 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, continue along this road to the end, bear right onto Wynnstay Road, turn right onto Station Road and left onto Wynn Avenue, continue to the top of the road and bear left onto Abergele Road, Llysfaen Road forks right after a short distance, follow this road and Ffordd Y Graig can be found on the left hand side.

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

Energy Performance Rating Band TBC

3 Bedroom
Semi Detached
House

1 Ffordd Y Graig
Old Colwyn
LL29 9HR

£185,000

Reference Number:RP3719
16/09/24

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

