

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 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 on your behalf.

www.fletcherpoole.com

Fletcher & Poole



37 Rhiw Road
Colwyn Bay
LL29 7TW

Spacious Four Bedroom Mid Terrace House With Loft Room Situated Close To Local Amenities

Description

A spacious four-bedroom mid terrace house with loft room situated close to the local amenities of Colwyn Bay. This spacious property is spread over four floors and benefits from upvc double glazing and gas central heating. Viewing is highly recommended to appreciate the spacious layout, wealth of potential throughout and location. The accommodation in brief comprises, porch, spacious hallway, good sized lounge a sitting room, kitchen/dining room with access to the cellar and utility room with access to a rear garden. Upstairs there is a spacious landing, 3 double bedrooms, a smaller bedroom, WC and separate bathroom and access to the loft room. Outside to the rear of the property there is a courtyard garden.

- ✓ SPACIOUS FOUR BEDROOM MID TERRACE HOUSE WITH LOFT ROOM
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES
- ✓ NO CHAIN

Porch

1.58m x 1.17m (5'2" x 3'10")

Hallway

1.78m x 4.36m (5'10" x 14'4")



Living Room

3.94m x 5.28m (12'11" x 17'4")



Kitchen/Dining Room

4.30m x 4.83m (14'2" x 15'10")

Living Room Two

4.56m x 3.89m (15'0" x 12'9")

Utility Room

3.64m x 1.84m (11'11" x 6'1")

W.C.

0.88m x 2.40m (2'11" x 7'11")

Bedroom One

4.25m x 3.96m (13'11" x 13'0")



Bedroom Two

4.59m x 3.92m (15'1" x 12'10")

Bedroom Three

2.68m x 2.37m (8'10" x 7'9")

Bedroom Four

3.36m x 3.33m (11'0" x 10'11")

Bathroom

3.46m x 1.81m (11'4" x 6'0")

Loft Room

6.68m x 2.51m (21'11" x 8'3")

Cellar

5.20m x 4.28m (17'1" x 14'1")

2.77m x 1.55m (9'1" x 5'1")

4.68m x 3.25m (15'4" x 10'8")

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.
Council Tax Band C
Energy Performance Rating Band "D"

4 Bedroom Mid Terrace House

37 Rhiw Road
Colwyn Bay
LL29 7TW

£214,950

Reference Number:RP3726
18/09/24

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

