

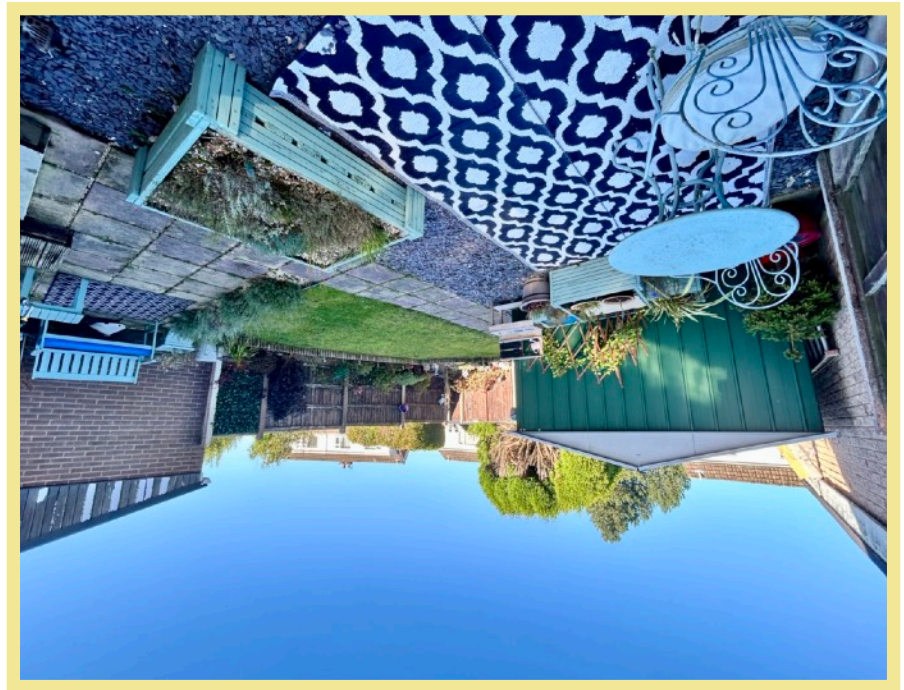
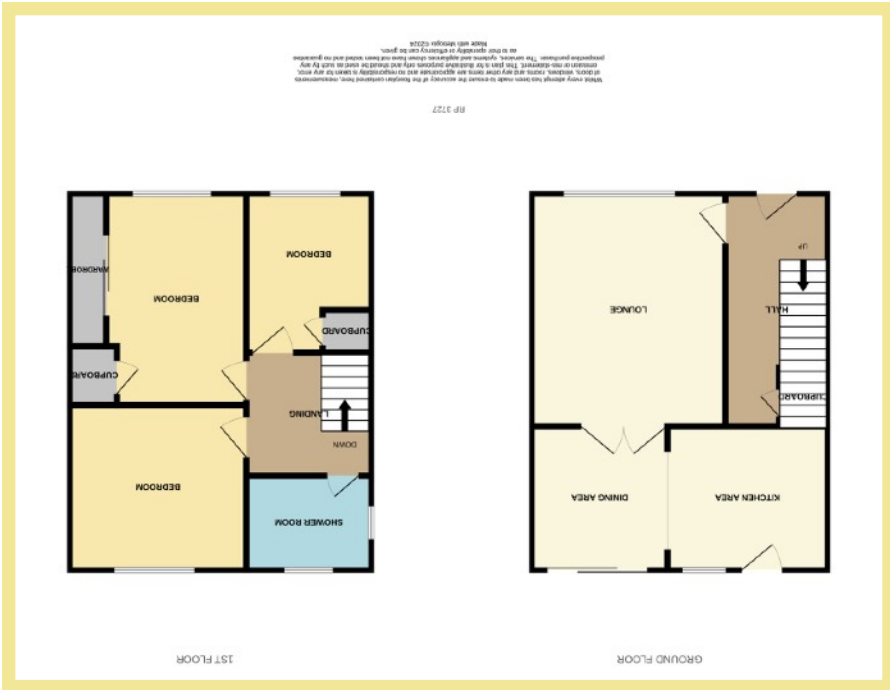
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or warranty in relation to the property and we have no authority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

www.fletcherpoole.com

Fletcher & Poole



5 Birkdale Close  
Upper Colwyn Bay  
LL29 6DA



# Three Bedroom Semi Detached House Situated In A Sought After Residential Area

## Description

This three bedroom semidetached house is situated in the sought after residential area of Upper Colwyn Bay, close to amenities and local schools. Beautifully presented this well maintained property comprises on the ground floor of hallway, good size lounge with double doors giving access to the dining area which in turn opens into the kitchen and has direct access to the garden. To the first floor there are three bedrooms, the master with fitted wardrobes and a recently fitted shower room. There is gas central heating and UPVC double glazing. Outside there is off road parking and garden to the front and the rear which is landscaped with a lawn, paved seating area and border with variety of plants and shrubs.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ BEAUTIFULLY PRESENTED WELL MAINTAINED PROPERTY
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL
- ✓ OFF ROAD PARKING & GOOD SIZE GARDEN

## Hallway

4.30m x 1.81m (14'1" x 6'0") Maximum

## Lounge

4.20m x 3.55m (13'10" x 11'8")



## Kitchen Area

3.08m x 2.59m (10'1" x 8'6")



## Dining Area

2.63m x 2.35m (8'8" x 7'9")

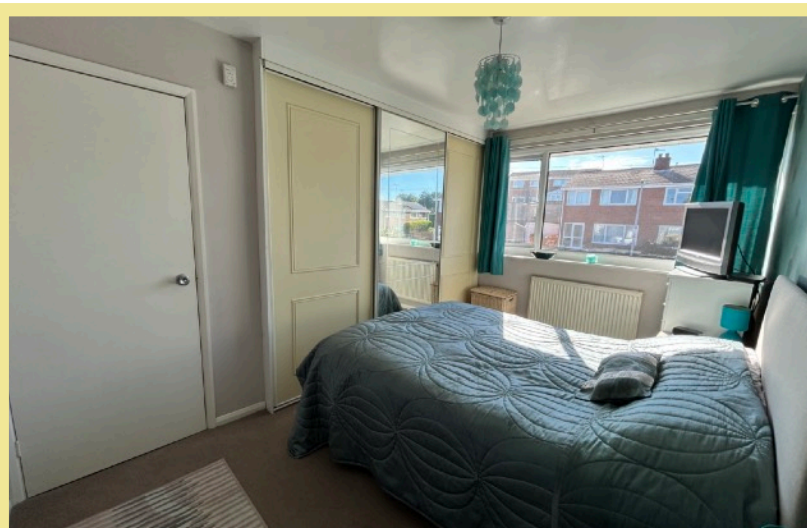
## Shower Room

2.32m x 1.66m (7'7" x 5'6")



## Bedroom One

3.88m x 2.84m (12'9" x 9'4")



## Bedroom Two

3.36m x 2.99m (11'0" x 9'10")

## Bedroom Three

2.99m x 2.41m (9'10" x 7'11") Maximum

## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn right, take the first left turn onto Troon Way, take the third left onto Birkdale Avenue, Birkdale Close can be found on the right hand side, where No 5 can be found on the left hand side.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "C"

## 3 Bedroom Semi Detached House

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**£224,950**

Reference Number: RP2727  
23/09/2024

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

