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Fletcher & Poole



5 Maes Madog
Llanelian
Old Colwyn
LL29 8LL

Immaculately Presented Four Bedroom Detached House Situated In A Quiet Cul De Sac

Description

This immaculately presented four bedroom detached house is situated in a quiet cul de sac close to the local shops, schools and amenities of both Old Colwyn & Colwyn Bay.

The house is well planned and spacious and offers the following accommodation:-

Entrance porch, hallway, cloakroom, kitchen/diner, dining room, light and spacious lounge with double doors into the snug, sliding doors into the good sized conservatory. Stairs lead to the first floor where there are four bedrooms and a family bathroom.

The master bedroom benefits from an ensuite shower room. Off the landing there is a balcony where you can enjoy the evening sunshine.

Outside to the front there is off road parking on the driveway, lawned area with a variety of plants & shrubs and access to the detached garage.

The rear garden is enclosed with a paved patio seating area directly out from the conservatory.

Lawned area with trees, plants and shrubs make it an ideal spot for outside dining and entertaining.

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

Viewing is highly recommended to appreciate the well planned accommodation and location.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- ✓ WELL PLANNED ACCOMMODATION
- ✓ KITCHEN/DINER
- ✓ WELL PLANNED ACCOMMODATION
- ✓ DETACHED GARAGE
- ✓ OFF ROAD PARKING
- ✓ BALCONY
- ✓ ENCLOSED REAR GARDEN

Porch

1.71m x 1.46m (5'7" x 4'10")

Hallway

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

Lounge

4.35m x 3.78m (14'3" x 12'5")



Cloakroom

2.37m x 1.79m (7'9" x 5'10")

Kitchen/Diner

6.99m x 2.47m (22'11" x 8'1")

Dining Room

4.37m x 2.55m (14'4" x 8'4")

Snug

2.41m x 2.12m (7'11" x 7'0")

Conservatory

3.49m x 3.17m (11'6" x 10'5")

Master Bedroom

3.75m x 3.58m (12'4" x 11'9")

Ensuite

2.67m x 1.10m (8'9" x 3'8")

Bedroom Two

3.78m x 3.28m (12'5" x 10'9")

Bedroom Three

3.31m x 2.66m (10'11" x 8'9")

Bedroom Four

2.85m x 2.29m (9'4" x 7'6")

Bathroom

2.26m x 1.61m (7'5" x 5'4")

Balcony

4.29m x 1.70m (14'1" x 5'7")

Garage

5.10m x 2.87m (16'9" x 9'5")

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 distant. 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade take the right hand turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight across onto LLanelian Road, pass the football pitch on the right, turn right onto Maes Madog.

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

Energy Performance Rating Band "C"

4 Bedroom
Detached
House
5 Maes Madog
LLanelian
Old Colwyn
LL29 8LL

£349,950

Reduced From £354,950
Reference Number:RP3733
25/09/24

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

