

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com



16 Cambria Road
Old Colwyn
LL29 9AG

Beautifully Presented Four/Five Bedroom Semi Detached House Enjoying Stunning Coastal Views

Description

A spacious four/five bedroom semi detached house situated close to local amenities of Old Colwyn, promenade and beach. This family home has been tastefully refurbished and decorated to a high standard throughout. This spacious property is spread over four floors and benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to fully appreciate size and layout of the property, beautiful distant sea views and location. In brief the accommodation comprises, hallway with access to the cellar rooms, living room, shower room and open plan kitchen/dining with utility area and double doors into the garden. To the first floor there are three bedrooms, a single bedroom/study with beautiful sea views and family bathroom. On the top floor there is a double bedroom with plenty of storage and study room with skylight window. The rear garden is fully enclosed with a decked seating area directly outside the property and steps down to the lawn area, with storage and access to the cellar room.

- ✓ BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & SCHOOLS
- ✓ FULLY REFURBISHED & DECORATED
- ✓ STUNNING COASTAL VIEWS
- ✓ ENCLOSED GOOD SIZE REAR GARDEN

Living Room

4.50m x 3.36m (14'9" x 11'0")



Kitchen/Dining Room

5.20m x 3.63m (17'1" x 11'11")



Shower Room

1.87m x 1.28m (6'2" x 4'3")

Bedroom One

4.25m x 3.20m (14'0" x 10'6")



Bedroom Two

3.63m x 2.24m (11'11" x 7'4")

Bedroom Three

2.73m x 1.93m (9'0" x 6'4")

Bedroom/Study

2.97m x 1.21m (9'9" x 4'0")

Bathroom

2.64m x 2.01m (8'8" x 6'7")

Study

3.56m x 2.29m (11'8" x 7'6")

Bedroom Four

3.60m x 3.02m (11'10" x 9'11")

Location

The property is located in the centre of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its shops is approximately one 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, proceed through the village of Old Colwyn, passing Aldi on the right, Cambria Road can be found on the right hand side.

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

Energy Performance Rating Band C

4/5 Bedroom
Semi Detached
House

16 Cambria Road
Old Colwyn
LL29 9AG

£279,950

Reduced From £299,950
Reference Number:RP3753
9/10/24

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

