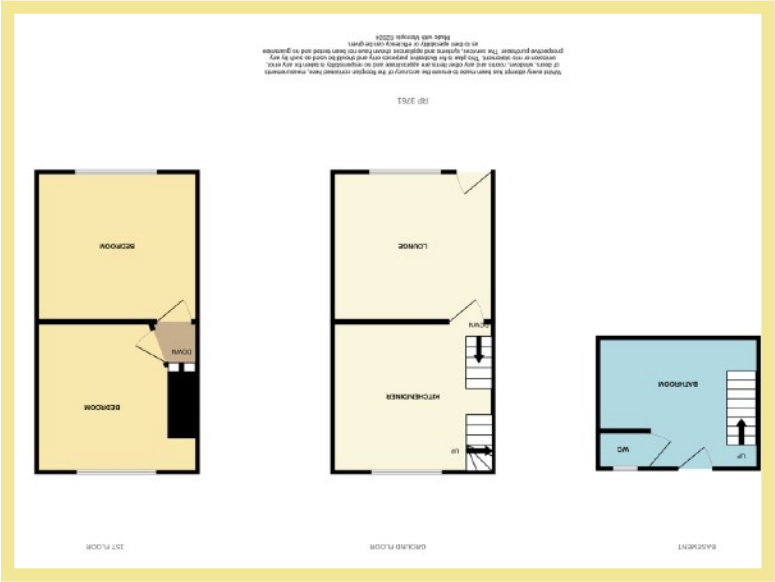


We endeavor to make our details accurate and reliable should not be relied on as statements or representations and they do not constitute of an offer or contract. The

sales but they of fact any part seller

www.fletcherpoole.com



45 Grange Road
Colwyn Bay
LL29 7RL

Two Bedroom Mid Terrace House Situated Close To Local Shops, Schools & Amenities

Description

This two bedroom mid terrace house is situated close to the amenities of Colwyn Bay, local schools and all transport links. The accommodation is laid over three floors and from the rear aspect there are sea views. On the entrance level there is the lounge and kitchen/diner with stairs leading down to the bathroom and separate w.c. and stairs leading up to the two double bedrooms. There is a UPVC double glazing and gas central heating. To the rear of the property there is a courtyard garden.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ ACCOMMODATION LAID OVER THREE FLOORS WITH DISTANT SEA VIEWS
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ COURTYARD GARDEN TO REAR

Lounge

3.57m x 3.32m (11'9" x 10'11")



Kitchen/Diner

3.54m x 3.32m (11'8" x 10'11")



Bedroom One

3.57m x 3.32m (11'9" x 10'11")



Bedroom Two

3.32m x 3.54m (10'11"x 11'8")

Bathroom

3.12m x 2.92m (10'3" x 9'7")



W.C.

1.12m x 0.82m (3'8" x 2'9")

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, where Grange Road can be found on the left.

Council Tax Band B

Energy Performance Rating Band "D"

2 Bedroom Mid Terrace House

45 Grange Road
Colwyn Bay
LL29 7RL

£119,950

Reduced From £124,950
Reference Number:RP3761
15/10/24

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

