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 give any warranty in relation to the property and we have no authority to do so on behalf of the seller seller does not make any representation or give any warranty in relation to the property is verified by yourself or your advisers.

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 important if you are contemplating traveling some distance to view the property. enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

# www.fletcherpoole.com









# Two Bedroom Mid Terrace Cottage Situated In A Picturesque Location

# Description

This two bedroom mid terrace cottage is tucked away in a picturesque location close to the amenities of Old Colwyn and only a short walk to the promenade. The well maintained property comprises of good size porch, lounge, kitchen/ diner, two bedrooms and bathroom. There is gas central heating, UPVC double glazing and a new roof. The front garden is paved with and there is a small rear yard ideal for storage.

- √ TWO BEDROOM MID TERRACE COTTAGE
- ✓ WELL MAINTAINED PROPERTY
- ✓ CONVENIENT LOCATION CLOSE TO **AMENITIES**
- **✓ NO CHAIN**

# Lounge

3.63m x 3.63m (11'11" x 11'11")



Kitchen/Diner

3.60m x 2.89m (11'10" x 9'6")



### **Bedroom Two**

2.92m x 1.47m (9'7" x 4'10")

### Bedroom One

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



#### Bathroom

2.08m x 2.03m (6'10" x 6'8")



### 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 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 right towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Llawr Pentre is the second turning on the right.

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

Energy Performance Rating Band C

2 Bedroom Mid Terrace Cottage

6 Llawr Pentre Old Colwyn **LL29 9RP** 

£132,950

Reduced From £136,950

# **NO CHAIN**

Reference Number:RP3762 16/10/24 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









