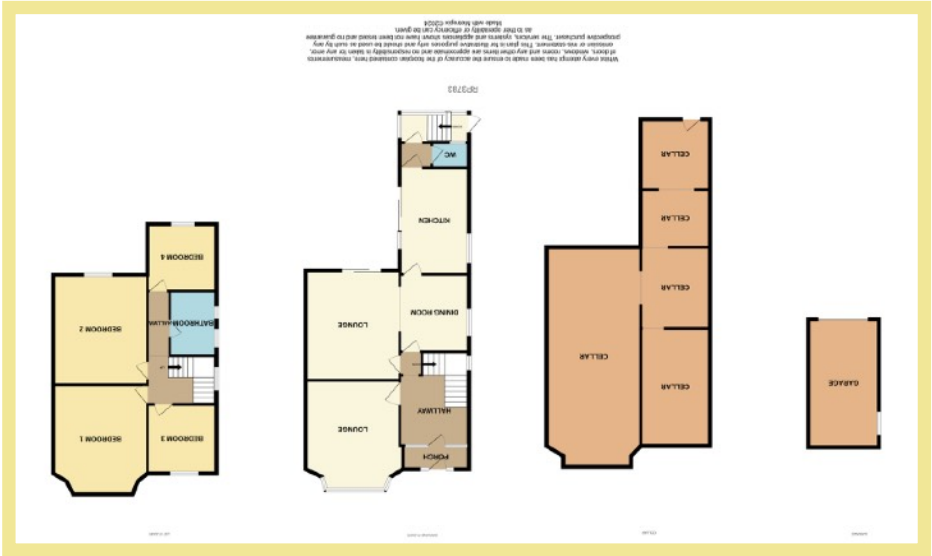


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



18 Yerburch Avenue
Colwyn Bay
LL29 7NB

Spacious Four Bedroom Semi Detached House Situated In A Desirable Residential Location In The West End Of Colwyn Bay

Description

The accommodation comprises of: Entrance porch, large hallway with original stained-glass windows, front lounge with bay window, dining room, living room 2 with patio doors leading on to the garden, Kitchen, WC, steps leading to back door and cellar entrance. Cellar is the whole footprint of the house with electric and lights. The first floor offers four bedrooms with two of them having fitted wardrobes, family bathroom, boarded loft space for additional storage. Front lawned area with well-established hedges to the Right of the property, large front driveway with parking for four cars, leading to a single garage with electric where you can access the rear garden with a flagged patio area, lawn and mature trees ,shrubby and finished off with fences for privacy. This property benefits from upvc double glazing, gas central heating. Viewing is essential to appreciate it's full potential and the space this property offers.

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ LARGE DRIVEWAY LEADING TO A DETACHED GARAGE
- ✓ FULL HOUSE CELLAR
- ✓ IDEAL LOCATION FOR SCHOOLS
- ✓ NO CHAIN

Entrance Porch

2.89m x 1.02m (9'6" x 3'4")

Hall

3.01m x 4.10m (9'11"x 13'6")

Living Room

4.23m x 4.76m (13'11" x 15'8")



Kitchen

3.02m x 4.61m (9'11" x 15'2")



Dining Room

3.08m x 3.35m (10'1" x 11'0")

Living Room 2

4.24m x 4.75m (13'11' x 15'7")

W.C.

1.80m x 1.02m (5'11" x 3'4")

Bedroom One

4.25m x 3.94m (14'0" x 12'11")



Bedroom Two

3.88m x 3.84m (12'9"x 12'7")

Bedroom Three

3.02m x 3.00m (9'11" x 9'10")

Bedroom Four

3.03m x 2.84m (9'11" x 9'4")

Bathroom

2.05m x 2.84m (6'9" x 9'4")

Garage

3.02m x 5.57m (9'11" x 18'3")

Cellar

13.06m x 7.17m (42'10" x 23'6")

Location

The property is located in the popular West End area of Colwyn Bay. Within a mile of Rhos on Sea beach and promenade. 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 onto the Promenade and first right onto Rhos Road (B5116). Continue to the traffic lights and turn left onto Brompton Avenue (B5115). Continue going straight ahead at the roundabout and cross over the A55. At the mini roundabout turn right towards Mochdre and take the second left onto Yerburch Avenue.

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

Energy Performance Rating Band E

Four Bedroom
Semi Detached
House

18 Yerburch Avenue
Colwyn Bay
LL29 7NB

£319,950

Reference Number:RP3774
23/10/24

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

