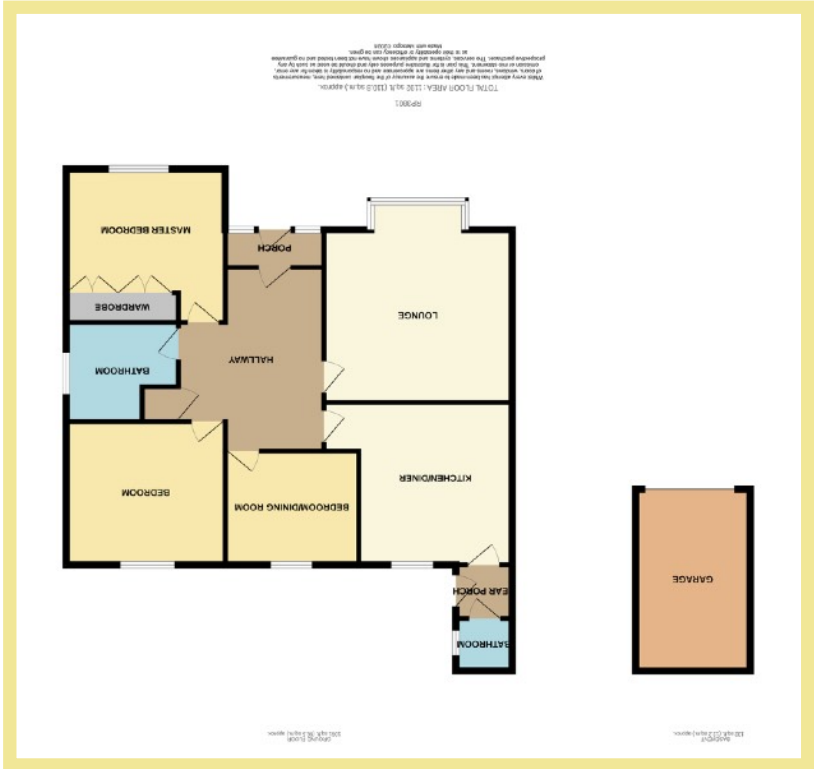


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



68 Llanelian Road
Old Colwyn
LL29 9UA

Beautifully Presented & Refurbished Three Bedroom Detached Bungalow Situated In An Elevated Position With Far Reaching Views

Description

A beautifully presented and fully refurbished three-bedroom detached bungalow situated in an elevated position and benefiting from far reaching views. The property has been refurbished to a high standard throughout by the current owners to include internally, a high quality fitted kitchen with quartz worktops and integrated appliances, a modern contemporary bathroom, radiators throughout with Hive heating system, new internal doors, master bedroom with fitted wardrobes, made to measure Roman blinds, redecorated and carpets throughout.

Externally the property benefits from new windows to the rear, a new front door, fully landscaped with a low maintenance area laid to chippings for parking and new fencing throughout. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, far reaching views, and private sunny rear garden. The accommodation briefly comprises, porch, large hallway with storage cupboard, spacious lounge with feature bay window benefiting from far reaching views, open plan kitchen/diner with a high quality fitted kitchen with quartz worktops, modern contemporary bathroom, master bedroom with fitted wardrobes, a second large double bedroom to the rear, a third double bedroom currently being used as a dining room, rear porch and cloakroom. Outside to the front has been landscaped and laid to chippings for low maintenance with off road parking for around five cars with access to a good-sized garage. A side gate provides access to the rear garden which benefits from walled and fenced borders, laid to flag stones for low maintenance with a sunny patio area.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ MODERN CONTEMPORARY KITCHENS & BATHROOMS
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS
- ✓ PRIVATE LANDSCAPED REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE

Lounge

4.78m x 4.56m (15'8" x 15'0") Maximum



Kitchen/Diner

3.82m x 3.47m (12'7" x 11'5")

Rear Porch

1.34m x 0.89m (4'5" x 2'11")

W.C.

1.19m x 0.78m (3'11" x 2'7")

Master Bedroom

3.89m x 3.72m (12'9" x 12'2")



Bedroom Two

3.85m x 3.45m (12'8" x 11'4")

Bedroom Three

2.85m x 2.71m (9'4" x 8'11")

Cupboard

0.63m x 0.63m (2'1" x 2'1")

Bathroom

2.70m x 2.39m (8'10" x 7'10")



Garage

4.26m x 2.26m (14'0" x 7'5")

Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. 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 onto the Promenade continue past Porth Eirias and turn right for Old Colwyn, go straight across at the roundabout onto Llanellian Road. The property can be found after number 66 accessed by a lane which leads up to the property.

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

3 Bedroom Detached Bungalow

68 LLanelian Road
Old Colwyn
LL29 9UA

£276,000

Reference Number:RP3801
3/12/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		